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GENERAL

Killings rise

Uster
ensions

danger intensified yesterday as a renewed sectarian war broke out in the latest wave of violence in Ulster in which people have died.

ensions have been heightened by the deaths of five members of the Royal Ulster Constabulary.

be Protestant paramilitary force Defence Association yesterday angrily threatened retaliation against Republican areas against the Provisional IRA against the police.

The "long hot summer" which the Province had promised the RIC could work both sides said Back Page, Parliament Page 14

alawi exodus expected

ulsion of some 300 Goanese fish passport holders from al will not precipitate a ewed exodus of East African as to Britain, Mr. Evan rd, Foreign Office Under- rary told the Commons.

Parliament Page 14

Michigan test

ident Ford's campaign faces critical test in today's ean primary, while in and Democratic front- er Mr. Jimmy Carter will er "out pressure from Mr. Brown, Governor of Cal- in Washington yesterday sident Ford opened talks with sident Richard Nixon after a ronal leader had arrived in saturday, Page 3

ighting spreads

ighting which took place egypt over the weekend and yered yesterday, have ad to the mountains behind ebanese capital, Mwanville, r al-Bahad, Libyan Prime nder arrived in Beirut for s with the Khalid Khalil, eaving leader, Page 8

viet quake

violent earthquake struck a of Soviet Central Asia yday. Damage and casual- y reported by Tass news e Page 6. At least six e died in a landslide caused e earthquake in Peru.

nn spy scare

ending on leave of a el senior West German ount from his Christian eative party post, and the t of his former secretary, erday alerted Bonn to what eared to be a serious ne- pace case, Page 6

ional on envoy

South African Government ight categorically denied ations that a diplomat at ion embassy has been in- ed in attempts to discredit a sh politician from four MPs ecessfully attempted to raise eue—it is being investigated e Home Office—in the eans.

war talks

on and Ireland are engaged ew attempt to settle the war through Norwegian tion. Mr. Anthony Cros- Foreign Secretary is to ss progress in Oslo arrow—the eye of a meeting an Foreign Ministers there.

offy...

agement and corporal of the al Air Service Regiment eached the summit at Exeter.

of Kuwait is having more lin for Fairview, a onfield. Buck, who has e two swimming pools, rters of Victorian and rding postcards have eed to watch out for lakes eed in Hong Kong

IEF PRICE CHANGES YESTERDAY

in pencil unless otherwise					
HSBS					
to Soft Drinks	128	-8			
to Leyland	35	-5			
to	32	-7			
to	87	-10			
to	114	-6			
to	142	-10			
to	14	-3			
to	101	-7			
to	675	-10			
to	210	-10			
to	117	-5			
to	35	-8			
to	230	-10			
FALLS					
to	203	-7			
to	211	-41			

Changes likely in North Sea oil licensing terms

BY RAY DAFTER, ENERGY CORRESPONDENT

Major changes in offshore exploration conditions are likely to be revealed soon when the Government announces plans for the next phase of North Sea oil search.

The Government is now finalising its draft proposals for the fifth round of licences before presenting them to the oil industry for comment within the next two or three weeks.

It seems likely that Whitehall will content itself with a relatively modest allocation in various sectors of the North Sea, Celtic Sea and Western Approaches. Although it is anxious to maintain exploration impetus and to prove more of the 4.5bn. tonnes of possible reserves around Britain's shores, the Government does not want to run the risk of a politically embarrassing rebuff from oil companies.

For its part the industry, concerned about the rising costs and risks of offshore oil exploration and development, is not pressing for an ambitious round of licences, particularly in view of the new set of conditions which is likely to emerge.

A consultative document, setting out the terms in general, will probably indicate a significant shift away from the past licence conditions.

For example, oil companies will be expected to accept from the outset the principle of State participation in commercial fields: as a result, the British National Oil Corporation will have a much more clearly defined role.

Secondly, it is expected that companies will be asked to recognise the right of trade

Conditions

Mr. Anthony Wedgwood Benn, the Energy Secretary, has already indicated that the fifth round licence conditions will also specify the Department's thinking on depletion policies—the speed with which companies will be allowed to exploit commercial funds. In addition, the terms will almost certainly refer to the industry's agreement to buy British goods and services whenever possible, provided that they are competitive.

It is expected that companies will be invited to apply for new exploration concessions in July

New support for pound as IMF-U.K. talks start

BY ANTHONY HARRIS

AS OFFICIALS of the International Monetary Fund began their annual consultations with British economic Ministers and officials, the authorities were forced once more to intervene in the exchange markets to support the value of sterling, which fell to new lows both against a strong dollar and against the trade-weighted average of other currencies.

While selling was not reported to have been heavy by recent standards, the day's events underlined the small size of Britain's remaining foreign exchange reserves, and the discussions are believed to have included the conditions under which further IMF credits might be available later this year.

Such credits would entail a letter of intent setting out a satisfactory outline of U.K. economic policy, and some degree of surveillance of performance by the Fund.

The U.K. reserves stood at about \$4.8bn. at the end of April, but further resources of nearly \$1.5bn. are available without condition. This sum includes the \$700m. IMF credit already agreed, whose imminent drawing was announced with the April reserve figures: \$900m.

Italy worries Foreign Office

BY MALCOLM RUTHERFORD

COMMUNIST participation in an Italian Government might compel other NATO and EEC countries to reconsider not only the Italian role in NATO but also the European Community, the Foreign Office has concluded.

This view is likely to be reflected in Ministerial speeches and answers to questions in the run-up to the Italian General Election on June 20. There may also be an attempt to persuade other NATO and Community members to say much the same thing.

Although the Foreign Office paper on the subject does not go as far as Dr Henry Kissinger, the U.S. Secretary of State, who has said that the Communists coming to power in Italy could mean the beginning of the U.S. withdrawal from Europe, it clearly shares his anxieties.

Italy worries Foreign Office

BY MALCOLM RUTHERFORD

On membership of the EEC, it says there would be a serious question of how the application of Marxist principles could be compatible with Italy's obligations to the Community, and thus with the continuance of economic benefits.

That statement is tantamount to a threat that, at the very least, the economic benefits would be frozen at the current level, though no threat exists for putting such a threat into effect.

On membership of NATO the paper says there would be a serious question of how Italy could continue to contribute to a collective defence system if the Government contained people closely associated with the Soviet Union.

The possibility of the Communists entering the Government is described as the most serious political threat to the Atlantic Alliance faces at the moment.

The paper was drawn up for the benefit of Ministers who might wish to make speeches on the subject at the elections approached. It says that choosing an Italian Government is a matter for the Italians, but that it is hoped the voters will understand that their decision could have far-reaching consequences for Italian society and for Italy's vital interests.

Mr. Anthony Crosland, the Foreign Secretary, will discuss the question with a number of NATO colleagues, including Dr. Kissinger, when he goes to Genoa for the NATO Foreign Ministers' meeting on May 20-21. But it is pointed out that it cannot be taken up in the full NATO Council because of the danger of being seen to interfere in Italy's internal affairs.

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Leyland £14m profit despite output fall

BY KEVIN DONE, INDUSTRIAL STAFF

BRITISH LEYLAND yesterday announced a pre-tax profit of £14.2m. in the six months to March this year, compared with a loss of £19.8m. in the corresponding period of 1974-75.

The probability of exports gained considerably from the decline in sterling. The company said that if currency profits arising from movements in exchange rates had been excluded, a break-even position would have been reported.

The improvement announced yesterday was described as "only the first short step on what will inevitably be a long road to recovery."

Of the total profit of £14.2m. £17m. is attributable to Truck and Bus products, £5m. to non-automotive products, and a loss of £8m. to cars and light commercial vehicles.

Yesterday's figures will now play a major part in discussions to take place between the Government and the National Enterprise Board in June or July on the payment of the next tranche of the promised Government loan finance to the company.

In the Commons, Mr. Eric Varley, the Secretary for Industry, said that the amount and timing of any further sums of public money for BL were not yet decided.

The Government has first to consider the NEB's report on its review of BL's progress and future plans.

Volume

In volume terms, sales have continued a steady decline. In the half year to March, the company sold 390,000 units, compared with 420,000 in the same period of last year and 496,000 in the corresponding period of 1973-74.

But direct exports from the U.K. did reflect higher unit sales amounting to £306m. during the half year, which was an increase of 34 per cent. in value over the same period last year.

In the U.K. the total market for passenger cars, light commercial vehicles and trucks was below that for the same period last year. BL's share of that market declined for cars from 32 per cent. to 27 per cent. and was virtually unchanged for trucks. BL's profit after tax for the first half of this financial year was £5.9m. in contrast to an after

tax loss of £13.1m. in the corresponding period last year.

The decline in BL's market share was due to inadequate production particularly during October and November last year, says the company. But BL maintains that the levels of consistent production reached in January and February prove the potential viability of the car division.

The average number of employees in the U.K. during the period was 153,000, 10 per cent. less than in the corresponding period last year. The current total is about 155,000, the result of some recent recruiting particularly in the truck and bus

division. The major reduction in the workforce was recorded before the start of the present financial year. At the end of September, 1975, the total stood at 154,223.

Mr. Alex Park, BL chief executive, steered a careful course yesterday between praising impatient achievement and recognising that any signs of recovery are still precariously based.

And Sir Richard Dobson, the BL chairman, said: "We have achieved a lot of objectives we set out to achieve, but the thought of selling £900m. worth of goods and breaking even is fairly frightening. You cannot possibly say the company is home and dry on a performance like that."

There was a reduction of two thirds in the man hours lost due to disputes compared with the same period last year, but BL said: "The cars group in particular is always exposed to disproportionately damaging losses in production caused by stoppages of work by a small number of employees."

The effects of recent strikes at BL will continue to be felt for several months, said Mr. Park, but production is picking up again. It is now back to an output of 17,500 a week compared with 14,500 in January and, by the end of September, BL is looking to increase that total to 22,000 per week.

Only sustained periods of consistent production will persuade the company that the freeze on capital expenditures in the car division can be ended. But it is convinced that the performance in February proved the potential long-term commercial viability of car production.

Mr. Park said that the company's full year results should be even better than those for the first six months. "If we can make the cars and get consistent production, we know there is a market."

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The House of Mirth

by HENRY POPKIN

they do not compromise the
ragedy of Lily Bart. This is a
drama well suited to a cast that
has no stars but plenty of expert
players, notably including Fran
Crill as Lily Bart.
The play has been a good season
at the Long Wharf. It began
with O'Neill's *Ah, Wilderness!*
playing a limited engagement on
roadway and continued with
David Rab's *Streamers*, which
probably the best new Ameri-
can play of the year. When
Washington's Arena Stage won
the first Tony awarded to a
theater, the second Long Wharf
came second in the balloting. It
should easily get next year's
Tony.

by DEBORAH PICKERING

born in 1897. Marion's account of a name-dropping extravaganza underlined by her boastful insistence that she was nowhere near an "actress." Written like a diary scribbled by a schoolgirl who had failed O-level English, it glitters with the names of the rich and celebrated but irritatingly conceals her attraction to the man she always called "W.R."

The director Walter Wanger merges as the most literate

Pickfair's obsession with social status when they invited to their mansion. Pickfair, the "Princess" of Hollywood, for whom they were actually a little secretary from San Francisco who returned home on Monday morning having thanked them very much.

Hollywood was overly sexual. It was brutalised by their studio chiefs and non-stop movie-making. It was showing how much time the moving stars actually had for their romances.

High on beauty and possibly stamina the stars put that Californian corner on the international map. But it was the sheer shrewdness of people like Goldwyn and the astuteness of that Californian complex, who made the movie business.

Peter Frankl

by DOMINIC GILL

Peter Frankl began his piano recital on Sunday afternoon with Chopin's 4 minor sonatas, K786-90. The first movement—unusually slow, the second—frenziedly impetuous, with which to begin any concerto—a lack of perfectly clear articulation, especially in semiquavers, hurried the music where it should have had only a lilting, radiant pulse. It was otherwise—so easy, persuasive, so genial from the sound, so convincing in its musical logic—that Curwen's magical words—"good-natured, able Mozart" (as Sir Michael might say) were almost justified.

In Liszt's Schumann Fantasy op. 17, the other hand, was worth a tour. It was a performance impressive less for its subtle sensibility and inflection than for a virtuosity of carefully worked-out phrasing, superbly executed, thusly: jarring everything else; every line to point and pierce. Rushed tempi in the wretched movement did not always serve us enough time to savour the more delicate harmonic colours: there were rests, particularly in the left hand, as well as important staccato and legato contrasts, which could have been more keenly observed. But it was performed with the same sense of real style and presence; and muscle too—exciting to hear the fendish second-movement coda played for once with (almost) every one of its notes intact.

Frankl's all-Chopin second half made a steady crescendo, urgently sustained. He began with the F minor Fantasia, delivered with weight and dramatic sense—odd, though the choice of a sudden, pathetic *diminuendo* at the ninth measure of the first *agitato* section: interesting, but surely improbable? Of the four Impromptus, which he gave in sequence, the long melody of the F sharp major no. 2 was beautifully voiced, to include the long gossamer breeze of the 32nd-note. The fourth Impromptu and the B minor Scherzo together made a triumphant finale—each one alive with vivid colour, each a splendid tour de gale-force.

The history and art of Islam

by WILLIAM PACKER

The world of Islam Festival shows are excellent in themselves, valuable scholarly information, a feast, but a catalogue, however useful and even definitive it may be, remains a catalogue, tied to a particular event, and depending upon that experience by the reader for justification. We should welcome, therefore, the flood of books that has swept over us of late, a happy opportunity on the part of publishers to catch the ephemeral interest before it fades, and invest it, perhaps, with some degree of permanence.

are colourful and useful, there is an excellent glossary, and a very generous spread of colour plates.

The World of Islam, edited by Bernard Lewis (Thames and Hudson 360pp 490 illus. £12.50) also aims, as the title suggests, to embrace an immense subject, which it manages with commendable confidence and style. Thirteen distinguished academics have written chapters on Islam in Art, Faith and History, and give us a succinct yet comprehensive disquisition upon their choice. Professor Lewis opens the book

inspiring, somewhat suited and cliche-ridden, a fault, perhaps, of translation; it nevertheless, offers a fair amount of information.

Art of Islam by Titus Burckhardt (World of Islam Festival Publishing Company 288pp illus. £12.50) is another book in which architecture is the main pre-occupation, well illustrated and documented; but first calligraphy, and then Arab tile decoration, and the carpet, are given particular consideration; and the spiritual dimension of Arab art of all kinds inexorably together, are emphasised.

The decorative use of the tile resulted in some of the most remarkable and peculiar achievements in Islamic Art. Many of these books illustrate the more spectacular examples, in *Pattern in Islamic Art* (Studio Vista) and *Islamic Architecture* (Wiley) takes the patterns themselves, explains the geometrical foundations upon which they are built, and then analyses their construction diagrammatically, moving from simplicity to complexity, and back again. System imposed

The Genius of Arab Civilisation, edited by John R. Hayes. Phaidon 231pp 88 plates £13.95. Another anthology of contributions, but less wide-ranging. It is well edited, but unexciting, profiting by its comparative narrowness. The book works only with the Scholarship. The art, Science and Technology of the Arab World: indeed the Sciences of the Life Sciences. The techniques are the same as in themselves (there are nine in all). Architecture and Art are treated together. Literature and Philosophy separately. Trade and Commerce. There are there are useful generalisations to begin and end. Again, the illustrations are produced by a splendidly illustrated, entirely in colour.

Other books are more specialised still: *Islam* (from the series *Ornaments of Civilisation*) by Umberto Scerrato (Cassell 1929) takes us in colour (7.75) to the great days of the Umayyads and the 17th-century, and the great buildings of India, Persia and Turkey. The illustrations are in black and white, and the text is a general reader, but selective, taking particular but significant subjects from history and art. The chapters are short, the writing sometimes concise, sometimes discursive, usually of great interest, always idiosyncratic: a personal view on to another world. The illustrations are as well chosen as their subjects are varied.

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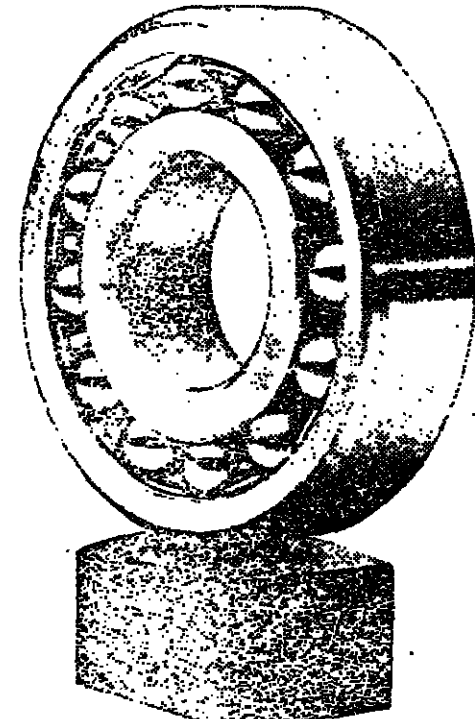
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ever change?



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AMERICAN NEWS

Giscard aims to revive French status in U.S.

By ROBERT MAUTHNER

PARIS, May 17.

PRESIDENT Giscard d'Estaing today began a five-day official visit to the U.S. during which he will try to persuade his American hosts to treat France and Europe as independent equals and to take more account of European views on international problems.

Every effort is being made to impress on a sceptical American people the image of the new France which, although it does not claim to be in the same league as the superpowers, considers that its economic strength and technological know-how has made it into one of the leaders of the middle-rank nations.

This aspect of the visit, symbolised by the fact that M. Giscard has flown to Washington in Concorde, which he will also be using, albeit at subsonic speeds, for his trips to Houston and New Orleans, is obviously seen by the French as infinitely more important than a renewal of the old sentimental ties dating back to the American War of Independence.

To the general surprise of the French, a special public opinion poll commissioned by the French Government in the U.S. has shown that most Americans still consider France to be a less important economic power than Britain, while Sir Harold Wilson and Herr Helmut Schmidt, the German Chancellor are better known to the average American than the French President.

M. Giscard d'Estaing and the French information services in the U.S. have been pulling out all the stops to counteract what is considered here to be a serious lack of knowledge by Americans of France and French policies. Almost as many interviews have been given by the French Pres-

ident to American newspapers and magazines over the past two weeks as to French publications over the past year.

In spite of all the publicity, however, M. Giscard's talks with President Ford will inevitably be the drama of some of the previous Franco-American summit meetings. The fact that President Ford may not be re-elected plainly deprives the talks of some of their long-term significance, while the great improvement in Franco-American relations since M. Giscard's election probably means that there will be no fireworks this time.

Nevertheless, there are a number of issues on which the two Governments are at odds. President Giscard has expressed concern at the failure of the U.S. to take a decisive stand on a number of international issues, particularly Angola, and the French have also been disturbed by the recent hardening of the American position on East-West detente.

Not least, a great deal of irritation has been expressed in France at the recent statements by Secretary of State, on Communist participation in Western European Governments. Though M. Giscard is the last to welcome such a possible development, he can be relied upon to tell President Ford that France does not appreciate such "interference" in other countries' internal affairs.

Quite apart from the traditional French attachment to national independence, which M. Giscard shares, the French President has to keep a watchful eye on Gaullist opinion at home, which will jump on anything he says or does that is not in keeping with this hallowed principle.

Dr. Kissinger says he would prefer to go

By JUREK MARTIN, U.S. EDITOR WASHINGTON, May 17.

DR. HENRY KISSINGER, the Secretary of State, made clear publicly today that he would prefer to give up his office even if President Ford is elected in November.

This has been the message that he has been conveying in private comments which have circulated on the Washington grapevine for some time. But this morning he went on national television to say as much, prompting some speculation on the timing of his remarks—coming, as they do, on the eve of the President's critical primary battle in Michigan with Dr. Kissinger's principal critic, Mr. Ronald Reagan.

Asked what he would do if Mr. Ford was returned to the White House, he replied: "I don't want to tie the conduct of foreign policy to me personally. If a foreign policy is well designed, it should be able to be carried out by many people. So, on the whole, I would prefer not to stay."

He went on: "I don't want to say today when I don't know the circumstances that exist, the necessities that the President may feel he has, that I won't even listen to him, but on the whole I would prefer to leave."

Senate group urges big cuts in NYC salaries

By STEWART FLEMING

NEW YORK, May 17.

FURTHER GOVERNMENT loans to support the inadequate finances of New York City should be advanced only if there are severe cuts in the fringe benefits that city employees receive as part of their salaries.

This and a series of vigorous checks on the progress of the city's three-year plan to eliminate its chronic deficit are recommended in a report by the influential Senate Banking Committee chaired by Sen. William Proxmire.

The report attacks the City's three-year federal aid programme as being

harmful to its economy and advises the city's political leaders to phase out rent control if necessary. The political implications of such a move would be far-reaching given the thousands of voters, especially in poor neighbourhoods, who are protected from rent increases by the controls.

Commenting on the report, Sen. Proxmire said: "New York City will have the fleet of its life in balance its budget, pay off its federal loans and avoid bankruptcy in 1978 (the year when the three-year federal aid programme runs out)."

Canada-USSR fish talks

Canada's Fisheries Minister James Leblanc expects to sign an agreement in Moscow this week which would acknowledge Soviet agreement to Canadian control over a 200-mile fishing zone off the coast of Newfoundland.

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U.S. alters payments statistics

By Our Own Correspondent

WASHINGTON, May 17.

THE U.S. Government has decided to stop publishing "overall" balance of payments figures on the grounds that they have become meaningless. In future, all the data that have gone into compilations of U.S. international transactions will be made public as before, but the Administration considers to be some improvement.

They will not be grouped under the three best known headlines, however—the "basic" balance, the balance on "official reserve transactions" and the "net liquidity" balance. Instead, ten weeks after the end of the quarter in question, statistics will be issued under four "partial" balance sectors—merchandise trade, goods and services, services and remittances, and current account.

The current account compilation, incomplete in that it does not embrace investment and other capital flows, will be the best yardstick for international comparison.

The payments figures have been somewhat derided by Administration economists for some months. The decision to do away with them was the product of a year-long study by a committee of ten outside experts.

EVERY Colombian election brings a spate of discussion of abstentions which are usually high.

The politicians argue that Colombians have the privilege, rare in Latin America, of living in a parliamentary democracy, and they should support their country's institutions. But most of the media treated last month's 70 per cent abstention rate lightly: the election took place on an Easter holiday, it rained in Bogotá, there was the Colombia versus Peru football match in the afternoon, and, in any case, mid-term local government elections are unexciting.

Any suggestion that the parties were unpopular or the electors alienated from the governing system was glossed over. But if the ruling parties between them can only draw a quarter of the electorate to support them at the ballot box, the Government's claim to a popular mandate is barely convincing.

Ignorance

Colombian political history provides some of the reasons for the high rates of abstention, while a society in which the majority of the population is largely bypassed by economic and social progress can hardly encourage massive participation in an electoral process dominated by two powerful establishment parties.

As ex-President Carlos Lleras Restrepo, currently running for the Liberal Party 1978 candidacy, asked recently: "How can we talk of democracy if a large proportion of the population is kept in ignorance and backwardness and without freeing these people from the economic chains which make for real slavery?"

The Liberal and Conservative parties have ruled Colombia for

ELECTIONS IN COLUMBIA

Abstention rules

By SARITA KENDALL in SOGOTA

most of the past 140 years. During the 19th century political strife was the norm, and whole villages were at times enlisted by the local patron (landlord and political boss) to fight for his party. Although no real identification with Liberal or Conservative policies was established it was essential to be loyal to the predominant party in order to survive.

The mutual hatreds which built up during these open civil wars persisted through a so-called 45-year peace into the mid-20th century, when the bloodiest violence of all broke out. Jorge Eliecer Gaitán, a Liberal and one of the few charismatic leaders Colombia has seen, was murdered in the centre of Bogotá on April 9, 1948. Mass rioting immediately erupted all over the city. In the five years' civil war that followed more than 400,000 people lost their lives, and "violence" as it is still called, was only partially suppressed when General Gustavo Rojas Pinilla took power.

Even though Gaitán had enormous support for his anti-oligarchic policy, particularly among the urban poor who have rarely expressed their political preferences, he failed to create any organised movement. When the "violence" started, it was a stirring of party hatreds which could be manipulated by Liberals and Conservatives. Once it began to have some overt class content,

the two party leaderships showed more interest in stopping the fighting. Military rule was succeeded by the National Front government under which the Liberals and Conservatives alternated in the presidency for 16 years and shared Ministerial posts.

Blamed

The National Front, with its lack of inter-party competition, is often blamed for Colombia's high electoral abstention rates. Yet the elections of the 1930s and 1940s showed rates almost as high, and it has been unusual for more than 55 per cent to vote in presidential elections at any time. Both Liberals and Conservatives have used abstention as an electoral tactic in the past, but normally the party machinery is activated to revive party loyalties. As more and more people have migrated into the cities the traditional links with the patron's party have broken down and neither of the establishment parties has been able to capture the votes of the urban poor. Since Gaitán, the only person to find support in the poor villages has been General Rojas Pinilla, whose populist National Popular Alliance movement is widely believed to have been the true victors in the 1970 presidential elections—though the National

Front candidate was officially declared to have won.

While vote-buying and fraud have decreased in recent years, and there have been relatively few accusations of corruption following the local elections in April, many Colombians doubt whether an opposition party would be allowed to win an election. When there has been even a remote challenge from the Left, leading dailies have played up the spectre of Chile and warned that "anti-democratic" groups must be prevented from taking power through the democratic process. Aware that a show of electoral strength would be taken as a threat to the establishment and might well cause it to clamp down on political activity, some supporters of the Left do not vote even when their candidates are running.

The 6 per cent obtained by the two Communist groups last month, though a gain over previous elections, is hardly menacing to the Liberals and Conservatives. If high abstention rates since the end of the National Front can be attributed to a general disenchantment with the governing system, it seems curious that the opposition cannot capitalise on this and swell its share of the vote with the support of urban and rural workers. The candidates of the Left are usually little known, and the groups themselves are

plagued with internal divisions and sectarianism. Apart from these problems, they, in common with all the political parties, appear unable to propose in simple language the concrete solutions to everyday issues that Colombians are crying out for. The electorate is becoming increasingly impatient to the empty promises of campaigning politicians, and its cynicism is reflected in abstention rather than in a protest vote.

Platforms

Some groups within the Liberals and Conservatives are genuinely concerned about the inability of their parties to adjust to changes in society and put forward new structures and ideas. Sr. Lleras Restrepo's "Democratisation" movement within the Liberal party is specifically intended to destroy traditional patron-client relations in the hierarchy and broadening the party's base. In particular, he emphasises the right to vote independently, without the pressures of the local patron or the temptation of a free lunch. President Alfonso López Michelsen has also commented on the need to modernise party structures and replace the cult of personality with sound programmes, but in the context of strengthening the power of the State rather than increasing popular participation.

But so far there are no signs that the parties will be able to produce candidates and platforms capable of drawing of Colombians in large numbers to the polls in 1978. Perhaps it is indicative that the few organisations to have any real popular support, such as the National Peasants' Association, steer well clear of elections.

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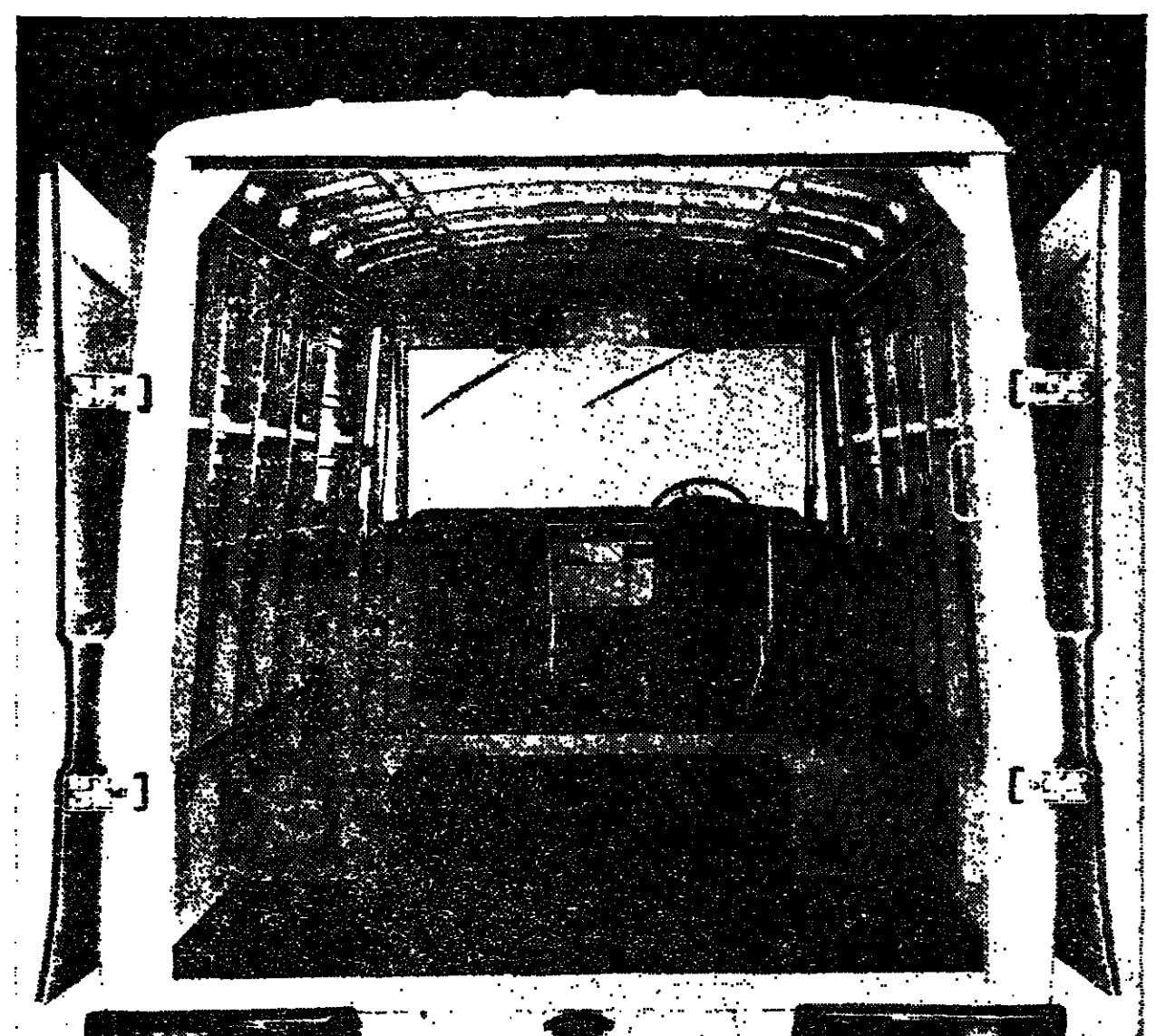
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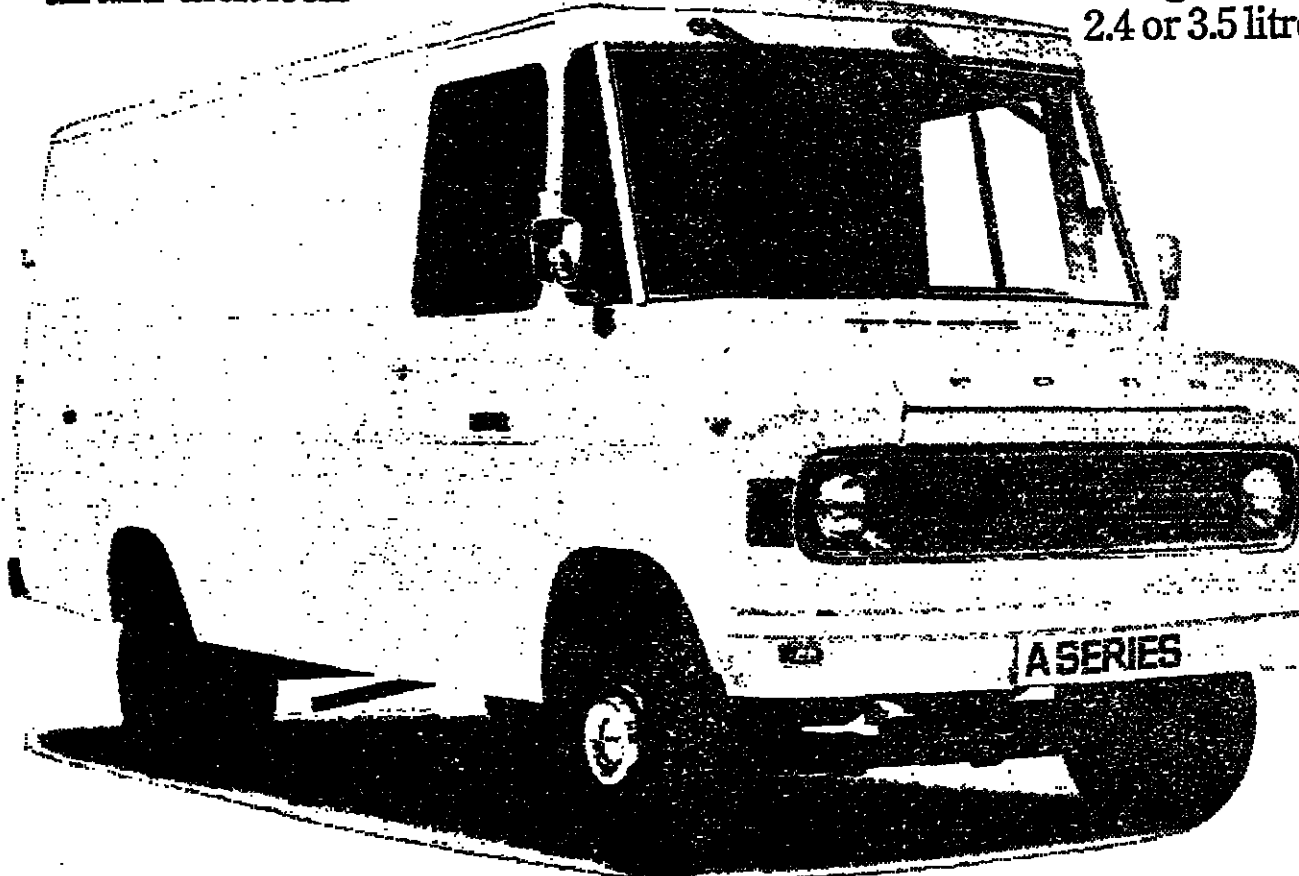
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EUROPEAN NEWS

Pressure grows for Irish poll

BY GILES MERRITT

DUBLIN, May 17.

IN CONTRAST to the bland optimism this weekend of ministerial speakers at the annual conference of Mr. Liam Cosgrave's Fine Gael Party, Ireland's coalition Government is understood to be considering an early general election.

The Government is not bound to hold elections until March, 1978, five years after it was returned, but it has been widely held in official circles that Prime Minister Cosgrave will find it difficult to resist going to the country early next year. In view of the increasing pressures on his administration, notably economic ones resulting from his failure to secure from the unions the voluntary pay pause he had described as "vital," the Fine Gael Opposition Party is doubting its calls for an election.

The ruling Fine Gael-Labour Party coalition faces the threat of widespread strikes in the wake of the collapse of the 1976-1977 national wage negotiations. Union leaders are expected to discuss soon the salvaging of the deadlocked pay talks that would have awarded average yearly increases of 18 per cent, but the likelihood appears remote and there are fears that

many of the 90 unions represented in the Republic will resort to strike action to back their individual wage claims. In the aftermath of Fine Gael's conference in Galway, there is also the possibility that rank-and-file resentment against Mr. Cosgrave's refusal to countenance the liberals' reforms to ease contraception and divorce—moved unanimously by delegates—could rapidly split the party.

The Fine Gael-dominated Government is also faced with a growing national conviction that Mr. Cosgrave deliberately avoided squaring up at the conference to the increasingly serious economic situation, while Mr. Richie Ryan, the Finance Minister, surprised many with his assertion that "there is no economic crisis."

In a leading article, the Irish Times this morning said of Mr. Cosgrave and Mr. Ryan: "Few weaker, more contradictory or more vacuous speeches can ever have been made by two leading national politicians on such a major occasion. Returning delegates to the conference are complaining that motions to discuss the worsening economy, and the breakdown of the national pay talks in particular, were actively discouraged."

Arab-EEC meeting

BY DAVID CURRY

BRUSSELS, May 17.

THE LATEST round in the protracted "dialogue" between the Arab States and the EEC gets under way to-morrow at Ambassador level in Luxembourg. Although much of the discussion will be taken up with the detailed programmes of working groups (particularly procedures for these groups), the Community side will be hoping to survive the opening exchange of political statements without getting into diplomatic quicksands.

The Community Foreign Ministers have authorised an opening statement that marks time on the Palestinian question by simply reaffirming the EEC view that the Palestinians have "the right of expression to a national identity." This skirts round the question of calling for "a national home" for the Palestinians. The EEC side is hoping that the Arabs will not ask too many political questions. It is not ready to define what it means by a Palestinian national identity although the Germans have been talking about a Palestinian "State authority" which does not

advance the issue much. It is possible that the Arab delegation, in which Palestinians may participate anonymously but without carrying national labels, may demand a Ministerial meeting, which the Community will be hard put to refuse. Other political observations the EEC is likely simply to take home to study.

The Community is generally on the defensive, partly because of its own mixed reactions to the whole dialogue (which some member States regard as a rather hollow insurance policy on future oil supplies) and partly because of its awareness that the U.S. regards the whole exercise with suspicion in case it queers the pitch for a political settlement in the Middle East.

Oil damage counted

MADRID, May 17.

A TEAM of Dutch experts on Monday completed preparations to pump 30,000 tons of oil from the wreck of the tanker Urquiola which ran aground last week contaminating 80 miles of the north-western Spanish coast.

The Government, meanwhile, promised that it will carry out a programme of equipping Spanish harbours with means to combat similar future accidents. The Spanish-owned 111,221-ton tanker ran aground off La Coruña last Wednesday and caught fire, spilling an estimated 88,000 tons of its load of Persian Gulf crude into the sea. It has blackened a coast famous of its golden sand beaches and seafood.

Experts of Smit International, Dutch salvage company, boarded the wreck on Saturday, Sunday and again on Monday to carry out checks of the ship, and of the remaining contents of its tanks and to prepare to pump the rest of the oil into two Spanish tankers that will be moved alongside.

Madrid rally ban

MADRID, May 17.

THE SPANISH Government today banned an extreme right-wing demonstration designed to affirm loyalty to the late General Franco and repudiate efforts to change his authoritarian system.

The demonstration had been organised in Madrid by the 800,000-strong confederation of civil war veterans for Thursday, six months to the day since General Franco died. The Interior Ministry said it was banning the demonstration because it could disturb public order.

Political observers said the ban would certainly anger the far-right wing, already critical of proposed Government reforms which they claim betray General Franco's legacy. A confederation manifesto calling on Spaniards to join the demonstration had expressed surprise and indignation at efforts to change "the character and historic origin of the regime."

The ban followed clashes between right wing and left wing Carlists on May 9 on a mountain-top in the northern province of

Navarre which left two people dead. The Carlists are dissident Royalists who fought for General Franco in the 1936-39 civil war. The bulk of the movement, under exiled Prince Carlos Hugo, have since joined the left-wing opposition.

The Government's decision reflected its concern over mounting right-wing resistance to the move to the northern town of political parties, except the Communists, and free elections for most seats in a proposed two-house Parliament.

King Juan Carlos travels tomorrow to the northern town of opposition pressure for him to seek a popular mandate in a referendum to push through reforms despite right-wing objections.

In two previous tours of industrialised Catalonia in the north and backward Andalusia in the south, the 38-year-old King has already shown himself capable of mustering popular support.

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New 'spy scandal' hits West Germany

By Adrian Dicks

BONN, May 17.

WEST GERMANY was shaken today by what appears to be a major new espionage case. A retired senior diplomat, Herr Heinrich Boock, was placed on leave of absence from his present job as head of the Foreign Policy Department of the opposition Christian Democratic Union, while his former secretary at the Foreign Ministry, Frau Helga Berger, was arrested.

The Federal Attorney-General, Herr Siegfried Buback, described the case as a "significant" one. It was not known here this evening what precise information is alleged to have been fed to the East Germans. But Frau Berger was alleged to have been a member of the East German intelligence service for at least six years.

Although only the bare outlines of the affair are so far known, it is already clear that among dozens of instances of East German intelligence activity, the present case is by far the most important to surface since the Guillaume case brought about the downfall of Herr Willy Brandt as Chancellor two years ago.

Herr Boock, who is now 70, retired six years ago from the diplomatic service. A former Deputy Secretary-General of the Western European Union, he later served as ambassador to Norway and head of the West German mission in Poland, where he played a leading part in the restoration of normal relations with Bonn.

Since 1971, he has been the head of the Foreign Department of the CDU, and among other things has been responsible for the party's contacts with fellow Christian Democratic and conservative parties in Europe. News of his arrest last Friday—he was subsequently released pending further investigations—was broken to the CDU committee chairman and candidate for Chancellor, Dr. Helmut Kohl, this morning.

Frau Berger, who is 35, was arrested over the weekend and is being held in custody on the orders of an examining magistrate.

USSR trails in Comecon growth

BY PAUL LENDVAY

VIENNA, May 17.

BECAUSE OF higher-than-planned economic growth rates in some of the smaller East European countries and a drop in the Soviet Union's growth rates, the overall economic performance of Comecon nations, excluding the Soviet Union, was considerably better in the 1971-75 five-year plan period than that of the Soviet Union itself.

Compared to the second half of the 1960s annual growth in Eastern Europe accelerated from 6.5 per cent to 7.8 per cent, while the Soviet rate fell from 7.8 per cent to 5.5 per cent.

These are some of the conclusions reached by a survey of overall economic development in Comecon between 1971-75 just published by the Vienna-based Institute for International Economic Comparisons.

The institute ascribed the faster growth primarily to the unexpectedly high rates reached by Poland and Romania, which with 9.5 per cent and 11.3 per cent, respectively, were by far the highest in the area. These put rose only by 9 per cent developments were influenced by Romania, once a petroleum importing country, has become a big increase in the industrial labour force and, from 1972, a faster-than-planned rise in production of oil and refined products.

Work is the keynote for GDR Congress

BY LESLIE COLTIT

BERLIN, May 17.

DEFINITELY A country devoted to the work ethic East Germany's ninth Communist Party Congress was opening here to-morrow, dedicated to improving productivity and the quality of output.

Few if any changes are expected in the Party's 18-man Politburo whose average age is now 64. Herr Erich Honecker, First Secretary of the Socialist Unity Party of Germany, is expected to adopt a new title as Secretary General of the Party to conform with that of the Soviet leader Leonid Brezhnev. The trade in favour of the Soviet delegation to the East German Congress is headed by Mikhail A. Suslov, the party raw materials.

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Pennzoil Company's unaudited operating results for the first quarter of 1976 showed substantial improvement over the comparable period a year ago. Net income, per-share earnings and consolidated revenues all increased as shown below.

	1976 (three months ended March 31)	1975 (three months ended March 31)
Net income	\$31,710,000	\$26,958,000
Earnings per share	\$0.91	\$0.77
Consolidated revenues	\$269,546,000	\$248,921,000

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For more detailed information about Pennzoil Company, or for copies of the Company's Annual Report, write Mr. W.B. Symonds, Vice President, Investor Relations, Pennzoil Company, P.O. Box 2967, Houston, Texas, U.S.A.

PENNZOIL COMPANY

مكتبة الأصيل

Holland hit by rising prices

BY MICHAEL VAN OS

THE HAGUE, May 17.

N UNEXPECTED and unprecipitated steep rise of 2.1 per cent in the Dutch consumer prices index for April, a development described as "disastrous" by the trade unions, is seen here as posing a real threat to the Government's anti-inflation policy.

The setback comes on the eve of important discussions between the three social partners on the central policy for the rest of the year. In an effort to keep wages down the 9 per cent level this year, the Government not only wants to extend the first half-year's wage freeze to the rest of the year, but it now also wants to drop the prices compensation. It has said that the additional wages restraint—all at the lowest incomes will see their purchasing power reduced as a result—will be necessary to maintain the high level of spending on State social services.

The trade union executive, which first sided with the Government, now finds itself in a very difficult position as the unskilled are likely to reject the Government proposals. The Government itself has warned that if no voluntary agreement is reached, an official intervention on wages is inevitable and has already prepared the necessary legislation.

The union executive is expected to call officially for a partial prices compensation. Earlier, the union leadership

suggested as a way out that the Government could follow the recent British example by lowering taxes and social premiums and they pointed at the huge balance of payments surplus which is again expected this year. This could, however, further fuel inflation this year as the amount of so-called monetary financing (inflationary) to cover this year's record Government financing deficit is already expected to be very substantial.

The Government, meanwhile, is expected to announce this week details of the proposed cut-back in the rise of public expenditure. It wants to reduce the rise of public expenditure and social provisions as part of the national income to 1 per cent per annum. The Dutch Central Planning Bureau has calculated that if the various Government proposals succeed, wages and prices could be cut to 7.5 and 5.5 per cent respectively, in 1977, from the expected level for this year of about 8.9 per cent, for both wages and prices.

The Socialist-dominated Cabinet will have to tread extremely carefully with its so-called 1 per cent operation to maintain its own unity and also the support of the trade unions who have been staunch allies so far. But the employers organisations and the opposition parties have urged a more drastic reduction in the Government's expenditure as an economic cure.

PORTUGAL'S military leadership has finally addressed itself to the problem of putting its own house in order although its political role also looks like continuing for some time.

The long African wars may have provided the impetus for the coup of April 26, 1974, which brought down the right-wing dictatorship. They also provided a kind of *raison d'être* for the Portuguese armed forces. Finding a substitute role once the wars were over has lain at the centre of the debate between the various sectors of the military leadership.

As long as the debate was dominated by those with a more broadly political idea of the military's role, as against those who clung to the notion of an Armed Forces Movement, the discipline and effectiveness of many units plummeted. This was presented in some quarters as a desirable if not an inevitable outcome of democratisation. The effect on individual units was graphically illustrated by the collapse of the Left during last November's abortive rebellion.

Those who emerged victorious from the ruins of the revolt—the so-called "operational" personnel in the broadening figure of General António Ramalho Eanes, the Army Chief of Staff—brought a more narrow conception of the armed forces to bear. Though subsequent events have given a decidedly hollow ring to talk about a "return to barracks," it nonetheless remains true that the "operational" have a more properly military view of what kind of armed forces Portugal should have.

Recent months have seen a reaffirmation of Portuguese membership of Nato after years in which Lisbon was treated almost like a pariah, being subjected to an American arms embargo because of the colonial

PORTUGUESE ARMED FORCES

Back to square bashing

BY PAUL ELLMAN IN LISBON



Approximately 20 kilometres from Lisbon, the Amadora Commandos are stationed, regrouping those back from Angola with the new recruits in training. They were photographed during a recent military assembly in the presence of Otelo de Carvalho.

wars, and then being excluded from sensitive alliance bodies such as the Nuclear Planning Group because of the student Left-wing nature of the Government and military leadership during the first 18 months after the revolution of April 26, 1974.

Lisbon is now trying to negotiate a major equipment and training aid package with its Nato allies, offering in exchange to streamline its own armed forces into a more effective, conventional army able to make a full commitment to the alliance. In principle, Lisbon's Nato contribution is a division, or 15,000 men, but that has long been regarded as only a paper commitment.

Although final plans have not yet been officially approved, the army has already been trimmed to 38,000 men, compared with a total of 210,000 at the height of the African wars. A reorganisation plan prepared by army planners at the prompting of General Ramalho Eanes has suggested that this be reduced even further, to 26,000 men divided into two corps—the intervention corps and the territorial corps—backed by a small administrative support group. The intervention corps would be almost wholly composed of regulars and would be modelled on the commando regiment, whose 1,300 men played a central part in putting down the November uprising.

According to the plan, the intervention corps would be the heart of Portugal's Nato contribution, its men, highly trained and highly mobile like the commandos, whose Chaimite

armoured personnel carriers (a locally manufactured version of the Cadillac Gauge APC) have become something of a symbol of around 30 per cent. Indeed, in the political debate between Left and Right, the territorial corps would be 50,000 men on educational grounds.

Fitting an army of this sort into a conventional Nato slot will require more than reorganisation. Few of the younger generation of Portuguese officers have had any

training in the techniques needed for a modern land war in Europe, notably in the co-ordination of infantry, artillery, and armour. This reflects the fact that from 1960 onwards the emphasis was placed overwhelmingly on producing infantrymen while artillery was largely used for static defence of jungle base camps. Changing from one technique to another also lies at the heart of plans for the air force which, it is suggested, will eventually be brought down to around 8,000 men, including the paratroopers who remain an air force responsibility.

The paratroopers have been heavily purged for their part in leading the November uprising and only a little over 100 are currently under arms. Nevertheless, the unit is expected to be rebuilt from veterans who returned to civilian life only to find that in Portugal, as elsewhere, lengthening queue lines are the most effective recruiting sergeant.

The Portuguese air force is hoping to replace its present Fiat G-91s and squadron of veteran Super-Sabres with a modern fighter bomber capable of allowing it to play a close ground support role for the army.

At the same time, Lisbon's decision to extend its territorial waters to 200 miles will provide the air force with a long range ocean patrol duty, particularly since the decision includes the waters around Madeira and the Azores. The air force is reportedly hoping to arrange terms which would enable it to

acquire the Lockheed Orion coastal patrol aircraft.

The navy, currently with 13,000 men, including 3,000 marines, is likely to go down to a total of 10,000. It too, needs new equipment but finding it is likely to prove more difficult than in the cases of the army and air force.

All Nato members have expressed an interest in helping Portugal rebuild its armed forces but only two—the U.S. and West Germany—have anything like the financial means to offer Lisbon the credit terms that it will need. It is understood here that the lion's share will fall to West Germany, if only because of the important role Bonn already plays in supporting other areas of Portuguese life.

The poorer Nato countries, including Britain, are expected to restrict their role to offering staff courses for Portuguese officers and other training assistance.

No sum has yet been attached to the aid programme since most of the present negotiations are intended to establish roughly what might be available globally before precise details are thrashed out. The Portuguese are particularly anxious that new equipment should come from as narrow a range of sources as possible in order to avoid costly maintenance overheads.

In the meantime, the military leadership is determined to prove its eagerness to play a full Nato role, for example deploying Portuguese ships in the recent Open Gate '76 Nato manoeuvres around the western approaches to the Mediterranean in conjunction with vessels from seven other countries. The Nato flotilla steamed into Lisbon without incident this month. A year ago the arrival of a similar force sparked off mass demonstrations against the alliance.

Helsinki compromise

BY LANCE KEYWORTH

HELSINKI, May 17.

THE CHANCES that Finland's Prime Minister Martti Miettunen will withdraw his Government's resignation submitted on May 13 appeared to grow stronger during the week-end. Three of the five parties in the coalition cabinet agreed to accept President Urho Kekkonen's compromise proposal—one of them, surprisingly, the Finnish Communist Party, which precipitated the crisis by withdrawing its support for the Government's proposals for higher tax rates.

In a last-minute attempt to save the Government, President Kekkonen asked the five parties whether they would continue to serve if the Finnish Communist Party was allowed to vote against a proposed increase in the turnover tax rate. This tax increase

was the main issue which all but the Communist Party considered crucial to stabilise Finland's troubled economy.

The Central Committee of the Communist Party voted on Sunday to continue in office on the President's terms. The Swedish People's Party and the Social Democrats will announce their decision tomorrow. The latest developments put the Social Democrats in a quandary as the other Left-wing party in the Government. An increase in indirect taxation will be politically unpopular, yet it appears that the Communists will be able to oppose it and still remain in office. The President's proposal places the Communist Party in a privileged position, if the Social Democrats accept it, which is beginning to look likely.

EEC output increasing

BRUSSELS, May 17.

INDUSTRIAL PRODUCTION in the European Economic Community (EEC) has made further progress in recent months and the upswing now seems to have firmly established itself, the EEC Commission said in a report published today.

In February, the seasonally adjusted industrial production index for the whole of the EEC was 8.5 per cent up from the low point reached at the middle of 1975, the Commission said.

The revival is due primarily to expansion in the motor industry where February's production was up 8 per cent on the month and 24 per cent up on the year, according to the Commission.

It also noted particularly high growth rate of production in the

food, drink and tobacco industries.

Production in the chemical industry and, to a lesser extent, iron and steel is also buoyant, the Commission report said.

By contrast, activity is still relatively subdued in other raw materials and producer goods industries, in textiles, the paper and board industry.

The performance of the capital goods industry, particularly of those firms manufacturing plant and machinery, is very uneven although overall, this industry sector is experiencing a gradual recovery, the Commission said.

The improvement in building and construction as a whole seems to have gained momentum in recent months, the report added.

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From the Secretary of State for Industry:

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Eric Varley

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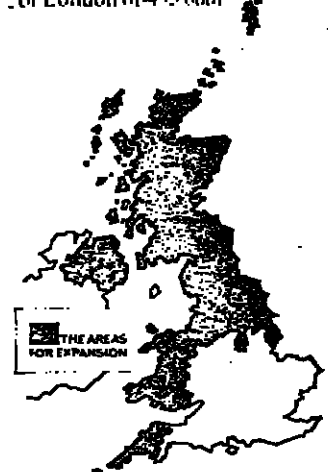
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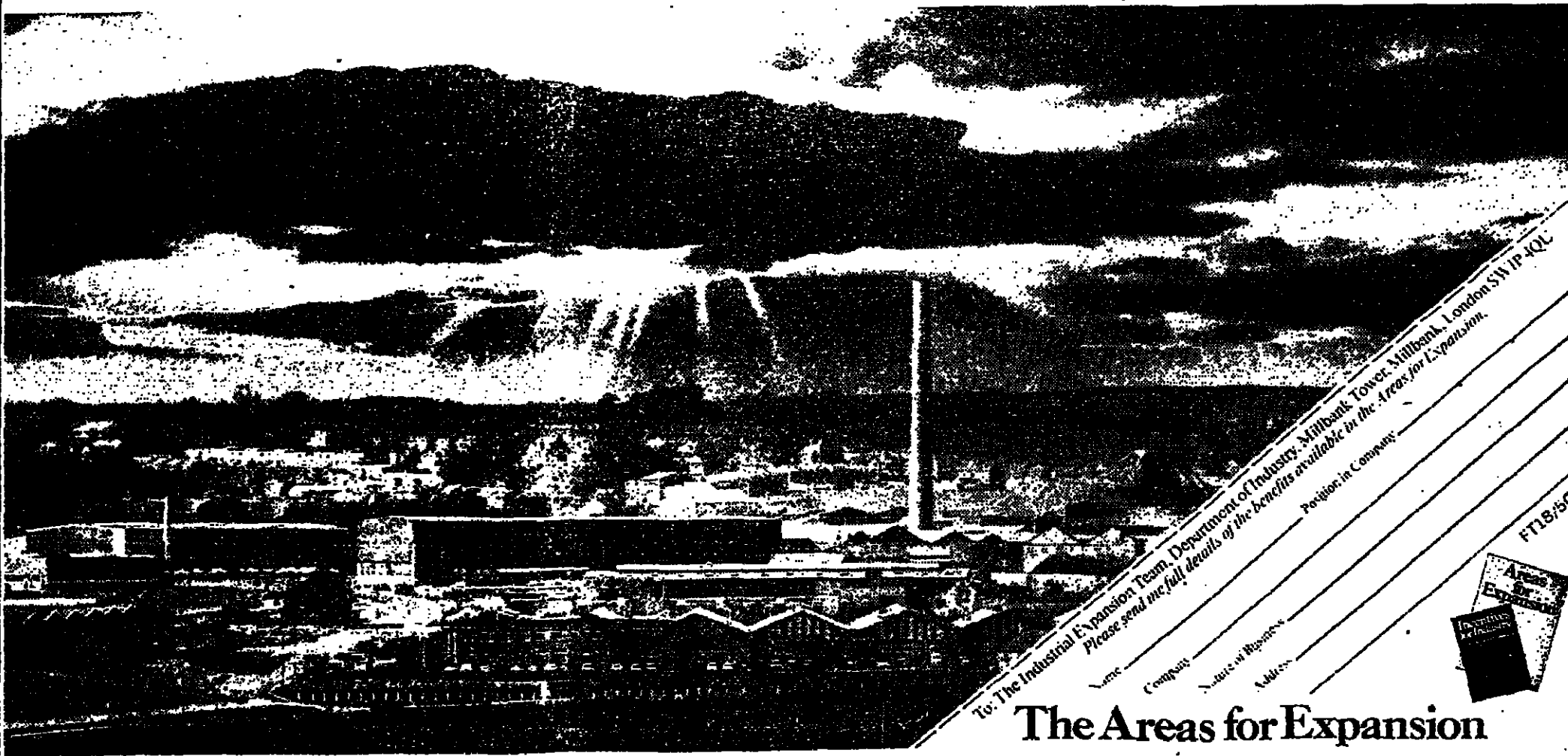
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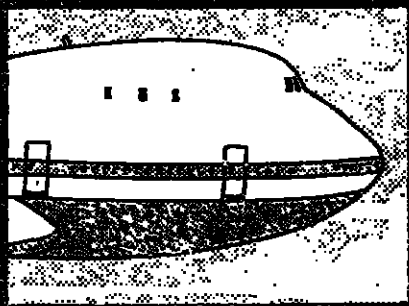
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COMPANY NOTICES

THE DREYFUS INTERCONTINENTAL INVESTMENT FUND N.V.

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Annual General Meeting of The Dreyfus Intercontinental Investment Fund N.V. ("The Fund") has been called by the Management and will take place at Handelade 8, Willemstad, Curaçao, Netherlands Antilles on May 25, 1976 at 11.00 a.m.

AGENDA

1. To reduce the Fund's authorised capital from 6 to 4 million shares to avoid the possibility of the automatic liquidation of the Fund.
2. Consideration of a dividend.
3. Approval of Financial Statements for the fiscal year ended August 31, 1975.
4. Related Business.

The foregoing items may be approved by a majority of the shares cast on each item. Copies of the Annual Report of the Fund containing the Financial Statements for the fiscal year ended August 31, 1975 and form of proxy—available in English or German without cost to the Shareholder—may be obtained from the principal office of The Dreyfus Intercontinental Investment Fund N.V., Post Office Box N3712, Nassau, N.P., Bahamas Islands, from the offices of the banks listed below, or from

Dreyfus GmbH

Maximilianstr. 21
8 Munich 22, West Germany
Tel. 089/220702, Telex 529392

Holders of bearer shares will be admitted to the Meeting on presentation of their Certificates or presentation of a voucher which may be obtained from any of the banks listed below.

Holders of bearer shares may vote by proxy by mailing a form of proxy and a voucher obtained from one of the banks listed below to Messrs. W. van Bokhorst and E. G. Koopmans, The Dreyfus Intercontinental Investment Fund N.V., c/o Curaçao International Trust Company N.V., P.O. Box 812, Willemstad, Curaçao, Netherlands Antilles. The form of proxy and voucher must be received by Messrs. van Bokhorst and Koopmans by May 24, 1976 to be voted at the meeting.

BOWLING GREEN COMPANY LIMITED.

Managing Director.

By
Michael A. Glass,
Vice-President.

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6 Frankfurt/Main
West Germany

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Luxembourg-Ville,
Luxembourg

Montreal Trust Company
15, Toronto Street,
Toronto, Ontario,
Canada

The Royal Bank of Canada
(France)
3, rue Scribe,
Paris, France

CONTRACTS AND TENDERS

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Applications for Tender Documents should be made during normal office hours at the Ministry's offices in Abu Dhabi or Dubai in the U.A.E. or at the U.A.E. Embassy in LONDON. Only Tenderers who have engineered similar installations in excess of 3,500m³ per day which are already in service will be considered. Each tender fee is Dirhams 2,500 if collected in the U.A.E. or 300 pounds Sterling if collected in London payable in cash only and is now refundable. Tender Documents will be available from 24th May, 1976.

Tenders must be valid for 100 days. Tenderers must be accompanied by a Bid Bond in the form of an unconditional Bank Guarantee of DH 8,000,000 (8 million) valid for 130 days. The successful tenderer will be required to replace this with a Performance Bond equal to 10 per cent of the total Contract Sum for the period of the Contract. The Tender Documents must be complete and submitted in quadruplicate. Each copy shall be enclosed in a plain envelope not bearing any identification of the Tenderer and marked only on the outside with the Tender number and title "Desalination Plant". Four copies shall be addressed to—

His Excellency The Chairman,
The Permanent Committee for Projects,
Ministry of Planning,
P.O. Box 2847,
ABU DHABI U.A.E.

Tenders must be received not later than 17.00 hours on 22 August, 1976.

This advertisement is a complementary part of the Tender Documents. It is important that the plant is in commercial service as early as possible in 1979.

Abdulla Bin Humaid Al Qasimi
Minister

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OVERSEAS NEWS

Arab youth shot dead as riots sweep West Bank

(West Bank), May 17.

A 20-year-old Arab resident of a Palestinian refugee camp near Jerusalem was shot dead during anti-Israeli riots which swept the occupied West Bank of the Jordan to-day.

The youth, Abdalla Mustafa, was shot when Israeli troops broke up a violent demonstration by 200 residents of the Kalandia refugee camp near Ramallah, north of Jerusalem.

Israeli forces said an immediate investigation was opened. Further north in Nablus, the largest town in the West Bank, virtually the whole town joined in street disturbances to-day in protest against the shooting of a 17-year-old girl yesterday.

Riots were also reported in the West Bank towns of Jenin and Tulkarem.

The military spokesman later said the Arab youth was shot when an angry crowd attacked a lorry travelling on the Jerusalem-Ramallah road.

They blocked the road, and threw stones at the truck, smashing windows and threatening the passengers, he said. Two soldiers inside fired shots in self-defence.

Slogans

Israeli troops used water cannons to break up the demonstration in Nablus who threw stones at Israeli forces and shouted slogans like "murderer". A curfew was imposed on large parts of the town.

Troops and border police were rushed into the towns and

villages in the northern sector of the West Bank in a show of force to try to prevent disturbances following the death of the girl, Lina Wabulsi, a member of a prominent Nablus family and an active nationalist.

According to Israeli authorities, Lina Wabulsi was shot accidentally by a soldier chasing stone-throwing youths yesterday.

But residents of the house where she had taken refuge said she was shot by a burst of fire from the soldier. Before her burial, reporters saw the body with two bullet wounds in the head.

The Chief of Staff, Lieutenant-General Mordechai Gur, is personally heading the investigation of the incident.

Reuter
Israel feature Page 14

Vorster will not resist SWAPO presence at Namibia talks

BY JOHN STEWART

CAPE TOWN, April 17.

THE SOUTH AFRICAN Prime Minister, Mr. John Vorster, said in Parliament here to-day that if the South West Africa (Namibia) Constitutional Conference invited the participation of the South West Africa Peoples Organisation (SWAPO) to join in the talks he would not interfere.

The statement goes further than any previous Government pronouncement in recognising the importance of SWAPO in Namibia, but Mr. Vorster simultaneously phrased it with heavy qualifications.

It comes within days of the death sentence being passed on two SWAPO members, convicted under South Africa's own Terrorism Act, which seems certain to impede previous tentative moves to involve the Organisation in the talks.

Mr. Vorster recounted his version of a conversation he had with U.S. Senator Charles Percy in Cape Town on April 23 this year.

Asked by Senator Percy whether he would be prepared to invite SWAPO participation in the talks, Mr. Vorster had replied that the Conference had not been arranged by South Africa. It could therefore not invite people to take part in it,

nor exclude anybody from it. "The Conference was being arranged by the representatives of the various peoples without any interference by or directives from South Africa."

In reply to a question whether he would be opposed to SWAPO being invited to the talks by the Conference itself, Mr. Vorster's reply had been that he would not like it, "since I would not negotiate with SWAPO, because SWAPO, as far as I was con-

President Kenneth Kaunda of Zambia said yesterday that he would support outside military assistance for Rhodesia's African nationalist guerrillas if South Africa intervened militarily in the dispute, our Lusaka correspondent writes. He added that a conflict of major powers was looming in southern Africa, in which the states of the region would be pawns in the power game of nations intent on world hegemony.

cerned, had been conceived and born in Communist sin in Cape Town in the late fifties, because it had been founded by four white Communists, because

SWAPO did not represent South Africa and because its leader, Sam Nujoma, was neither an elected nor natural leader of South West Africa or any of its peoples."

The Senator had thereupon asked whether, in the event of the Conference deciding on its own accord to invite SWAPO, Mr. Vorster would nevertheless forbid its participation. Mr. Vorster had reiterated that the Conference decided on its own procedure, that whom it invited was its own business, "and that

I would not interfere even if it agreed in a manner with which I did not agree since I consistently adhered to my standpoint that the various peoples should work out their own future without any interference from South Africa, the United Nations or anyone else. I also pointed out that the SWAPO was but one of many political parties in South West Africa, and that it was for the conference itself to decide whether it wished to invite political parties to participate in the talks."

On Rhodesia, he had told Senator Percy that South Africa was not involved in the internal dispute between white and black Rhodesians, that South Africa had not been invited by Rhodesia to get involved in the dispute "and that it was of fundamental interest to Southern Africa that no one should fan the fires that could lead to an escalation of violence in Southern Africa."

Our Foreign Staff adds: The European Community has appealed to Mr. Vorster to spare the lives of the two SWAPO members sentenced to death last week in Swakopmund, the national organiser Aaron

Mushimba and Hendrik Shikongo. South Africa will confine any military intervention in Rhodesia to a humanitarian rescue operation to prevent a "Congo" like bloodbath. Government officials said at the week-end in Johannesburg, reports UPI.

In a clarification of an earlier statement by Secretary for Information, Eschel Rhoodie, that South Africa would "ball out" the minority, Ian Smith's white minority regime, Department officials said intervention would be limited to organising the evacuation of refugees.

Over 7,000 arrested, says India

NEW DELHI, May 17.

MORE THAN 7,000 people have been arrested in an intensified drive to stop the circulation of literature opposing India's state of emergency, the Minister of State for Home Affairs, Mr. Dm Mehta, said to-day.

He told a meeting of his Ministry's parliamentary consultative committee that 34 printing presses had been seized, the Indian News Agency Samachar said.

Tens of thousands of people have been arrested under the emergency imposed last June but the Government has issued no precise figure.

Mr. Mehta and Home Minister Brahmachandra Reddy told committee members the Government would not relax its vigilance on the activities of elements seeking to frustrate the emergency.

Mr. Mehta said India was wedged between the Parliament and the Supreme Court were functioning with full freedom. He denied a suggestion that corruption, slackness and high-handedness had increased in the police force during the emergency.

He said more than 5,124 police men from constables to senior officers, had been retired to weed out the corrupt and inefficient. Mr. Mehta added that greater attention was being paid to eliminate corruption in departments such as the railways, tax and supplies.

AP-DJ reports from Calcutta: The Bangladesh protest of the about the India defence project on the Ganges River resumed yesterday morning toward the Indian border, Bangladesh Radio reported.

Some Indian newspapers reported that disorder developed on Sunday at the marchers camp but the Radio Bangladesh morning broadcast denied there was any disorder among the thousands of marchers led by 85-year-old nationalist Maulana Bhashani.

Q. Iqbal Mirza writes from Karachi: Prime Minister Zulfikar Ali Bhutto of Pakistan has said that the India-Pakistan agreement signed on Friday had cleared the decks for negotiations on the Kashmir issue.

Big Iran gas find

NEW YORK, May 17.

However, he cautioned that the reserve estimate is preliminary. "There are two wells down and two wells being drilled. The figure of 180 trillion cubic feet is based on what we know so far and it assumes that what we've seen in the first couple of wells will continue through the rest of the field."

Asahi said the deposit is five miles off the Iranian coast, 11,600 feet below the sea bottom.

Kangan Liquefied Natural Gas was established in 1974 and is owned 50 per cent by National Iranian Gas, Iran's State gas concern, the rest by overseas interests. AP-DJ

Communists in Thai raid

BANGKOK, May 17.

Thailand where the Government trains volunteers for its village defence programme. The volunteers supplement regular army and police patrols in guerrilla areas.

The attack took the camp of about 30 volunteers and 15 soldiers and their families by surprise. They fought back for about two hours before the guerrillas broke into the camp and forced the defenders to retreat into the surrounding jungle. The raiders seized more than 100 guns.

A few hours earlier, further south in Yala Province, near the Malaysian border, Thai Moslem separatists mined a railway track and disrupted rail traffic for several hours. Reuter

Tax indexation for Australians

The Australian Government has decided to introduce a new income taxation system by which money wages, for tax purposes, will be discounted for the effects of the previous year's inflation as measured by the official consumer price index, reports Kenneth Randall from Canberra.

"Tax indexation, as it is called, will begin on July 1 and the Government is understood to be considering similar measures for taxing company incomes. The decision, as currently understood, is likely to mean a discount of more than 15 per cent for taxpayers. It had been expected that tax indexation would be introduced in stages because of its cost in terms of revenue forgone—currently about \$A1,200m. (about £804m.) in a full year. The Prime Minister, Mr. Malcolm Fraser, last night

made it clear that there would be drastic measures to offset the income lost by introduction of tax indexation. The Cuban Deputy Premier Carlos Rodriguez arrived in Tokyo yesterday for talks to promote trade and economic relations with Japan, reports AP-DJ. His five-day visit follows a six-day visit to Japan by Emilio Lora, managing director of the Cuban Sugar Export Corporation, Cubazucar.

Lockheed probe

Officials have begun investigating possible tax evasion by about 20 top Japanese Government officials and Members of Parliament suspected of having received pay-

ments from Lockheed, the newspaper Asahi, Shimbun said, AP-DJ reports.

A paper, said the Tokyo tax bureau, "has listed about 20 former Cabinet Ministers and Government officials plus some Opposition politicians suspected of having received Lockheed payoffs."

Steel dispute

Israel's only steel factory, half-owned by West German interests, was partly closed yesterday by a labour dispute, AP-DJ reports. Officials of the Israel steel mills at Akko said the melting department was shut down after a workers' protest on Sunday, and 80 tons of molten steel had to be poured on the ground. Workers at the mills, known as Steel City, for weeks have been refusing orders to transfer from the rolling mill to the foundry.

Syrian role in Lebanon under heavy pressure

MAJOR ABDEL Salam Jalloud, the Libyan Prime Minister, arrived in Beirut yesterday for talks with the Left-wing leader Kamal Jumblatt after meeting Syrian President Hafez Assad and Palestinian leader Yasser Arafat in Damascus.

His visit is seen as an attempt to patch up differences between the Syrians and the Lebanese. Left-wing and the Palestinians are criticised by hints that the Lebanese Christians may be moving away from a Syrian-imposed solution to the Lebanese crisis towards a pan-Arab one.

There are also reports that President Assad is having to impose severe restrictions on the Syrian Communist Party, which is part of the National Front coalition, because of its opposition to his policy in Lebanon. There have been unconfirmed reports from the Syrian capital that the Communist Party has suspended its membership of the National Front. This is increasing the pressure on Syria to reach an agreement with the Palestinians and the Left wing in Lebanon.

Major Jalloud yesterday met the Grand Mufti of Lebanon, Sheikh Hassan Khalid, but it was not known if he would meet President-elect Elias Sarkis, who was conferring with the incumbent President, Mr. Suleiman Franjileh, at the latter's headquarters near the Christian port of Jounieh.

Meanwhile, the heavy fighting which began in Beirut on Sunday appeared to have spread to the mountains behind



PRESIDENT ASSAD
Week-end meeting

the city where rival militia battalions were reportedly suffering serious casualties.

Ten Palestinian children were killed and 30 wounded yesterday at the refugee camp of Tal al Zaatar in the eastern suburbs. A shell fell on the local kindergarten.

Overnight, more than 1,000 rounds of Soviet-made rockets and 155-mm. Howitzer cannon shells were reportedly fired, knocking down dozens of buildings in Beirut's Moslem and Christian areas.

On Sunday a shell-fell at a cafe at the Palestinian suburb of Sabra killing a number of people and wounding many others. The largest number of casualties on Sunday was when a shell hit a Moslem crowd leaving a cinema at the western quarter of Mazraa.

With the Lebanese Right and Left further apart than at the time of Mr. Sarkis's election nine days ago, and with the fighting increasing, the Syrian role in the crisis appears to be in eclipse, and there is renewed talk in Beirut of a pan-Arab or international approach to the crisis.

Dr. Lucien Dabbah, a former Foreign Minister and now foreign affairs adviser to Mr. Franjileh, is visiting Paris to investigate the possibility of France's playing a bigger role in the crisis.

The French Government's special envoy, M. Georges Gorse, is expected in Beirut on his third mission to Lebanon this year. France has reportedly hinted that it would be prepared to send military observers to help maintain law and order should a Lebanese authority request it. France is said to be more ready to act on a call from the President-elect than from Mr. Franjileh.

A statement issued by Mr. Franjileh's office on Sunday categorically denied that Mr. Franjileh would step down after a new Head of State had been elected. This is seen as a snub to the Syrians, who are thought to have pressed for the election of Mr. Sarkis in return for the resignation of Mr. Franjileh and to have seen Mr. Sarkis as a means of retaining their influence in Lebanon. Both the Palestinians, for whom Syrian intervention has been counter to their interests, and the Left-wing now seem to prefer a joint Arab role in Lebanon. If they cannot regain Syrian support.

If the Right-wing in Lebanon turned away from Syria it would be a serious blow to President Assad, who would want to contain the Palestinians while controlling the destiny of Lebanon. But there are indications that because of the weakness of his position, with a large clandestine Syrian military presence in Lebanon, he has come under pressure to settle with both the Left-wing and the Palestinians. The pressure is thought to have come from the Soviet Union, which has also pressed its annoyance with Syrian measures to curb the Communist Party.

HOME NEWS

Economy moves boost Post Office finances

By Donald Maclean

THE POST OFFICE has improved substantially on profit and loss targets for 1975-76. A surplus well over £100m. is understood to have been earned on telecommunications, while on postal services the Government has apparently had to finance a deficit of only £25m.

The telecommunications surplus, which may have been about £150m., compares with the £30m. surplus projected after the autumn increases in charges. The apparent postal deficit compares with an earlier forecast of £70m.

The Post Office accounts for the year are due in July.

Behind the relatively strong financial performance are internal economies and a buoyant demand for Post Office services in spite of recent substantial increases in charges.

The Post Office made economies of £33m. in telecommunications and £35m. in postal services in the calendar year 1975. These offer a rough guide to the level of economies in 1975-76.

The turnover on telecommunications business has been estimated unofficially at £2bn., against £1.4bn. in 1974-75.

The increased profits on this side of the business may enable more of the Post Office's capital investment programme to be financed from revenue, rather than borrowing. In 1974-75, borrowing financed 60 per cent. of the telecommunications capital programme.

● The Confederation of British Industry said yesterday in evidence to the Carter Committee inquiring into the Post Office that management of postal services should be separated from telecommunications.

Row looms over £24 television licence

By Arthur Sandles

A ROW over the financing of the BBC is likely in the next few months as the corporation marshals its case for an increase in the colour television licence fee from £18 to £26-28 next year.

A licence fee of this size is likely to provoke considerable protest because of the implications for low income families.

The BBC said last night that it was preparing its arguments, but would not give any firm figures. However the increased fee required to maintain the present services would be "substantial".

Awkward

It seems likely that the corporation will face the Government with an awkward choice. A £27-plus licence fee may be sought with the object of restoring the cuts that have been made during the recent economy drive (consolidation of Radios 3 and 4, more TV repeats, and reduced programme budgets among them).

The BBC might then grudgingly settle for perhaps £26, keeping the service as it is. A £26 annual fee might appear too high a burden for many people in the present economic circumstances and a response of "let them view monochrome" might also be regarded as political paternalism.

The Government has already been criticised for allowing the colour/monochrome gap to widen too much. The present monochrome fee is £8 and has been kept low deliberately so that pensioners should not be robbed of their viewing.

One result of this has been that potential colour sets sales have been diverted to monochrome, although the British television set industry is geared towards colour production.

Too low a monochrome fee hits the manufacturers and also, incidentally, the BBC, which needs a high level of colour sales to produce additional revenue.

Development cash sought

DOXFORD ENGINES, the State-owned marine engineering company, is to ask for more State aid to develop the Seahorse engine. So far the Government has contributed £350,000 of the £2m. cost.

The company, which has developed the engine with Hawthorn Leslie, wants to carry out research on a large version of the Seahorse and the possibility of burning poorer fuels. The two firms have still to win their first order for the Seahorse.

Anti-inflation drive begins

By Our Midlands Correspondent

A NEW counter-inflation campaign, Working Together Against Inflation, was launched in Birmingham yesterday by a group of nationally-known companies. It has been introduced at Teacher's whisky bottling plant in Glasgow and is used by engineering employers' associations in the West Midlands and Bristol.

The campaign involves all levels of the industrial population through participation in a training programme explaining the myths, misunderstandings and roots of inflation.

MOULINEX

Consolidated Sales and Results for 1975

Sales: Consolidated sales before tax in 1975 amounted to Frs. 1,263,889,000 as against Frs. 1,056,138,000 in 1974, an increase of 19.67%.

Two subsidiaries (out of the eleven existing in 1975) were not included in these figures: Australi (incomplete financial year in 1975) and Spain (majority take-over in June 1975).

Profits: The net consolidated profits, after tax and staff participation, amounted to Frs. 39,008,329 as against Frs. 26,117,509 in 1974, an increase of 49.36%.

Bonus: A distribution of new bonus shares to shareholders will take place at the beginning of the second half of this year at a ratio of one new share for six old shares, effective as from January 1, 1976.



Mr. Hugh Scanlon, president of the AEUW, speaking at the union's conference at Scarborough yesterday.

British Steel gives top post in Wales to ex-Yorks man

By Adrian Hamilton

THE BRITISH Steel Corporation yesterday announced the formal appointment of Mr. P. D. Allen, director of its problem-ridden Port Talbot works as managing director of its new Welsh Division with effect from June 1.

Ironically, the appointment of Mr. Allen, a former United Steel Company executive, comes at a time when a report by the Welsh Labour Party bitterly criticises the dominance of Yorkshire United Steel men in Wales since nationalisation.

The draft report, prepared for a Select Committee investigation into British Steel, represents an unusual regional party step in submitting evidence in this way.

Reflecting widely-held opinion among the unions and some customers of British Steel in South Wales, the brief report contains a stinging attack on the corpora-

tion for consistently introducing outsiders into Wales and for the way in which, according to the authors, central management has become divorced from local conditions in Wales.

It says that senior management of the strip-mill and tin-plate plants of South Wales has almost exclusively been drawn either from head office with little practical experience of plant conditions or from the old United Steel companies of Yorkshire, with what is described as an arrogant attitude to local problems.

Far from improving the situation, the new management structure would actually make it worse by its separation of regional production from central decision-making on prices and production scheduling.

The report also urges a more

flexible and more profit-conscious policy of investment by British Steel, and with some contradiction, calls for the immediate implementation of the Port Talbot investment programme as a separate issue to the continuance of steel-making at Shotton.

British Steel yesterday declined to comment on the draft report, which it has yet to see. But on previous occasions, it has tended to dismiss criticism as merely showing how regional loyalties still survive and provide obstacles to the development of a national state steel industry.

Nevertheless the report undoubtedly reflects the lack of morale and serious underlying problems which exist in Wales and which Mr. Allen—who is incidentally more respected in Wales than some of his predecessors—has to face.

The report also reflects some of the criticisms being made of the new British Steel structure, which replaces product-based profit centres by a regionally-based production management system. Up to 30,000 to more than 93,000. Last year total trade fell by sales and production scheduling, 5,000 tonnes to 372,000.

Unilever man picked as NEB planner

By Margaret Reid

A NEW senior post of director of planning has been created at the National Enterprise Board, the State-financed body which has shareholdings in a range of companies including British Leyland, Rolls-Royce (1971) and several smaller concerns.

The appointment has gone to Mr. Maurice Marks, aged 47, head of the economics and statistics department of Unilever. He will join the Board at the beginning of August.

The Board, whose chairman is

Lord Ryder, said yesterday that Mr. Marks would be concerned with developing the strategy and corporate plans of the Board. This would be in the context of the Government's general industrial strategy and the work which was proceeding under the auspices of the National Economic Development Council.

Mr. Marks is also to advise Lord Ryder and the Board on the wider economic aspects of the corporate plans of Board companies and of major proposals for investment.

Town and City makes £30m. Rotterdam deal

By Quentin Guirham

TOWN AND CITY Properties has completed what is probably the largest ever property sale in Holland.

The municipality of Rotterdam has paid the British group about £30m. for two twin office towers, totalling 726,000 sq. ft. for its own use.

About £4m. of the price will be paid in taxes, making the value of the deal to Town and City £26.6m. The book cost of the company's interests was £21.9m.

The two buildings, known as Europoint 2 and Europoint 3, are in Marconiplein. One tower has been available for letting for more than a year, but little of the space was taken.

Mr. Jeffrey Sterling, Town and

City's chairman, said yesterday that large blocks had threatened to be difficult to dispose of. He was impressed by the speed with which the municipality had gone through with the acquisition after the council had voted in favour of it.

It had been assumed that Town and City might make a large loss on the buildings, but this was not so.

Most of the proceeds have gone to pay off the short-term Dutch guilders loans financing the development.

Other foreign debts could also be repaid, so that Town and City's exposure, due to the weakness of sterling, would be reduced while its general aim of cutting gearing was continued.

Register for journalists proposed by IOJ

A PLAN for a journalists' register was proposed yesterday by the Institute of Journalists in evidence to the Royal Commission on the Press.

"The plan would have many of the advantages of the closed shop — though not, of course, in an industrial sense," said Mr. Bob Farmer, the institute general secretary.

Under the scheme, all mem-

bers of the IOJ and the National Union of Journalists would automatically be included—together with anyone else who could satisfy a Board on eligibility for membership of these organisations.

The Board would also act as a disciplinary agent for maintaining professional standards — members who had complaints upheld against them by the Press Council and then by the Board could be removed from the register.

Mr. Farmer admitted that it was likely to be opposed by the NUJ who, he said, were likely to press for an ordinary closed shop.

Mr. Tony Chater, editor of the Morning Star, told the Commission that a closed shop, far from being an "affront" to freedom, would help defend it. Much of the discussion about a threat to Press freedom was "a lot of cant."

Mr. Chater said that he believed an editor would still be appointed by the Board, and not the union, and would be better able to resist pressure from a newspaper's owner if he were a member of the National Union of Journalists.

The discussion had "much more to do with making a last-ditch stand on the closed shop principle than with the freedom of the Press."

ICL plans to move projects from U.S.

By Christopher Lorenz, Electronics Correspondent

INTERNATIONAL COMPUTERS is to shift manufacture of two product lines from the U.S. to Britain, it announced yesterday. The move will be made early next year, and could provide several hundred additional jobs.

Rights to the products, the System 10 computer system and the 1500 intelligent terminal, were taken over as part of ICL's purchase of Singer's non-U.S. business machines activities.

Since March, when the purchase was announced, ICL has been assessing the Singer products in order to decide whether to continue to sell them.

They are now being made at the former Singer plants in New Mexico and Connecticut, which ICL did not buy.

The number of jobs to be created in the U.K. is still uncertain. This depends on several factors, including whether ICL can hold or increase sales of the two products, which totalled about £50m. last year.

The production build-up could also be used to offset any reduction in labour elsewhere in the group: ICL still has a lower output per man than several of its competitors.

Apart from the promise of more jobs, continuation of the two product lines should strengthen ICL's position at the bottom end of the computer market, which is growing much faster than the middle and upper end.

ICL has decided that the overlap between its own smallest system, the 2903/30, and the System 10 is less than expected. The decision to continue with the 1500 terminal was more obvious since this considerably broadens the company's offering to the market for "distributed processing," the geographic distribution of computer intelligence, by contrast with its traditional concentration in large central installations.

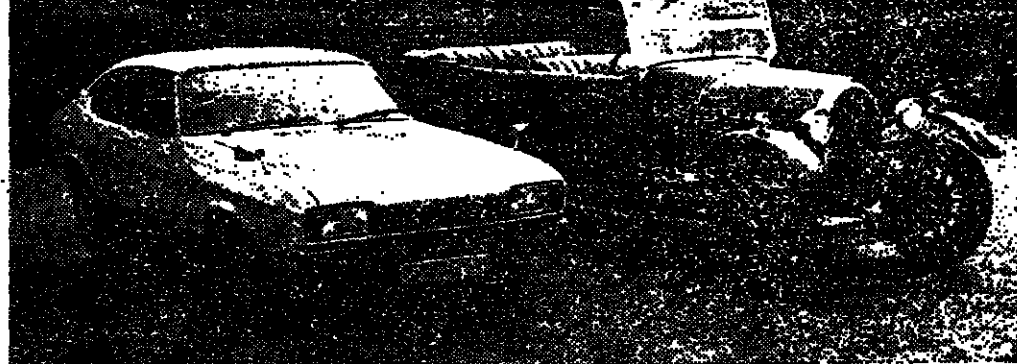
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Hull Docks traffic up

TRADE through Hull Docks has risen by more than 100,000 tonnes so far this year to 1.7m. tonnes, compared with the corresponding period last year.

Passengers using the port are certain by a series of separate up 30,000 to more than 93,000. Last year total trade fell by 5,000 tonnes to 372,000.

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HOME NEWS

Category 3 Ninian pipeline may carry oil from Heather field cut prices by £7m.

By Elinor Goodman

BRITAIN'S SMALL companies had to cut their prices by £7.08m last month to wipe out profits defined as excessive under the Price Code.

The companies concerned were all classified as Category Three businesses, which do not have to notify the Price Commission of proposed price rises, but are still expected to keep within the rules of the Price Code.

The excess profits were disclosed by the investigations of the commission's regional offices. The figure was considerably higher than in recent months because, with fewer special investigations to work on, the regional offices had more time for routine inquiries.

By far the largest number of Category Three companies making excess profits were among distributors. In all, 202 distributors had to make price reductions as against 44 manufacturers, 47 importers and nine professional firms and six construction companies.

A further 16 notifications for price increases from Britain's largest companies were turned down last month, among them applications from ICI, Monsanto and Kraft Foods. Another 38 notifications were withdrawn while 69 price rises applied for were cut by the Commission.

Shipyard men lose jobs as orders end

ANOTHER 50 men will be made redundant at the week-end after launching services at the last vessel on the construction stocks of the Drypool group of Humber-side shipbuilders at Beverley.

The group has been managed by a receiver since September. Although the company's Selby shipyard has been successfully taken over by the United Towing Company of Hull, the future of the Beverley and Hull shipbuilding interests is still in the balance.

Eighty men will continue to be employed at the Beverley yard until September, when they, too, will lose their jobs unless the receiver can find a buyer.

Blue Funnel starts direct Mersey to Jeddah service

BY JOHN WYLES, SHIPPING CORRESPONDENT

THE REMARKABLE expansion this year of container and roll-off services to the Middle East is continuing with the departure from Merseyside of a Blue Funnel ship direct to Jeddah, Saudi Arabia's main Red Sea port.

Blue Funnel's inauguration of monthly sailings to Jeddah is the third major unit load service to the Arab port from Britain announced since February.

In all cases the ship operators claim that their services are the best way to beat the congestion at Jeddah, which for normal cargo ships can be anything up to 150 days.

Container ships have a priority at Jeddah if they can discharge their entire cargo within 24 hours.

About 50m. tons of good coal found

BY JOHN WYLES, SHIPPING CORRESPONDENT

THE NATIONAL Coal Board yesterday confirmed that it had found about 50m. tons of good quality coal at workable depths near Thorne, Doncaster.

A £500,000 exploration programme has not been completed yet, but Coal Board prospecting teams have proved the High Hazal seam at about 5 feet thick and a "virgin" belt of the Barnsley seam up to 7 feet thick in the area between Thorne and Humberston.

Surface bore holes and underground boring from roadways of the former Thorne Colliery, abandoned in 1957 but kept "in mothballs", are being used to map out the coal.

Mr. Jack Wood, the Board's Doncaster area director, said: "It would appear that there is scope for additional productive capacity in this area, but a decision cannot be made for some time yet as further proving and investigation has to be carried out."

State backs training plan for 71 helicopter pilots

BY MICHAEL DONNE, AEROSPACE CORRESPONDENT

THE GOVERNMENT is to provide funds to help train 71 helicopter pilots this year.

The Government-sponsored Air Transport and Travel Industry Training Board, in conjunction with helicopter operators, is setting up a scheme to ensure the supply of pilots to meet Britain's future needs, particularly for the support of offshore oil and gas production.

A meeting between the financially troubled Maritime Freight Carriers and its bankers in years a keen pride in the fact

The survey stems from a review of possible methods of noise reduction conducted by a working party set up for the time by the Department of Trade.

Possibilities

The working party's report, which has not been published, is believed to range widely over the possibilities, from a complete ban on all night-flying to technical methods of quietening jet engines.

The Department of Trade has written to the local authorities and other groups, pointing out their comments, and asking for their views.

In the light of these, and other views from airlines and manufacturers, the DoT will decide on future courses of action.

GOVAN SHIPBUILDERS

A £50m. order boosts morale

BY JOHN WYLES, SHIPPING CORRESPONDENT

"WE ARE USED to crises here. I would hate to work for a more successful company, it must be awfully boring," Jimmy Airlie's laconic comment on the switch-back experience of working for Govan Shipbuilders would be echoed by most workers at Britain's other shipbuilding groups.

But Airlie, shop stewards' convenor at Govan, could be forgiven the note of satisfaction in his voice on Thursday as the order celebrated winning a £50m. order for six ships from Kuwait. The order removed the prospect of redundancies at the company's Govan and Scotstoun yards at the end of the year.

It would have made very little difference to the celebrations at the State-owned yard if the 5,600 workers had been told that their new business owed as much to the Government's willingness to underwrite possible losses on the contract as to the quality of ships produced at Govan, formerly part of the ill-fated Upper Clyde Shipbuilders.

Without significant productivity increases, possibly amounting up to 25 per cent, Govan is likely to make money on the contract. On present productivity performance, it could add losses of between £5m. and £10m. to the £50m. already poured in by the Government since the collapse of UCS.

Pressure

Realisation that the Exchequer was again standing behind Govan has quickly travelled the 20 miles down the Clyde to Scott Lithgow, where 8,600 workers are due to come by management and be brought under the State umbrella when the shipbuilding industry is nationalised in a few months.

A meeting between the financially troubled Maritime Freight Carriers and its bankers in years a keen pride in the fact

Further training for civil jobs, and £1,000 for the other trainees who will need longer periods of training.

The total cost of training a pilot will be several thousand pounds, depending on the length of training needed.

Twenty places are being reserved for ab-initio pilots between the ages of 18 and 25 and up to 35 places will be for helicopter pilots leaving the Armed Forces who wish to gain civilian licences. The rest will be for various categories of ex-military pilots wishing to transfer to helicopters.

Local authorities and amenity groups round Heathrow and Gatwick Airports have been asked for their views on methods of reducing noise nuisance in the future.

Total cost

The employers, who are sharing the major proportion of the cost with the Government, include Bristol Helicopters, British Airways Helicopters, British Executive Air Services and Management Aviation.

The would-be pilots will also contribute £500 for each ex-service helicopter pilot seeking

teachers in the Tameside area have accused the Tories of the total lack of consultation. They point out that teachers have already been appointed to the new comprehensive and child-care centres have also been informed of their new schools.

Mr. Norman St. John Stevas, Shadow Education Secretary, said: "An assessment of the situation is essential and the responsibility for carrying that out and deciding what action should be taken rests with the council. I have the fullest confidence in their integrity and their concern for the children."

Continuous casting blast danger

BY OUR INDUSTRIAL STAFF

PRELIMINARY RESEARCH suggests that under certain conditions any metal is likely to explode during continuous casting, according to Mr. Bill Simpson, chairman of the Health and Safety Commission.

Mr. Simpson told the Scottish branch of the Institution of Chemical Engineers that there are "catastrophic explosions" had taken place in the U.S. All involved aluminium alloys.

Although the continuous casting process was not used in many foundries in Britain, it was being used in a number of industries such as aluminium, steel and copper.

The interim finding of present research at the University of Aston, Birmingham, were important because many people thought that only aluminium was dangerous because of its chemical reactions in certain circumstances.

The research suggested that explosions were physical in origin rather than chemical. There was also risk of explosion when liquids were mixed, with the liquid being above the boiling point of the cooler.

A report of the research was published soon although the work was still a great deal more to be done, Mr. Simpson said.

Mr. E. C. Pieters, sales director of W. Wiseman and Co., will continue to be responsible for home market sales of that concern.

Mr. D. S. Roberts and Mr. L. R. E. McCay, regional manager (U.K. and Europe) of the Bank of New Zealand, has been elected chairman of the BRITISH OVERSEAS AND COMMONWEALTH BANKS ASSOCIATION. Mr. S. G. Rogers, the past chairman, was appointed deputy chairman.

Mr. James C. Prout has been appointed divisional marketing manager of the CWS non-food division. Mr. Prout was previously manager of the new joint export sales organisation and will continue as a director of United Kingdom Optical Company.

Mr. George Butler becomes managing director of Frank R. Ford, another subsidiary. He succeeds Mr. C. J. Benson, who wishes to establish his own company, but who will continue on a consultancy basis. Mr. M. G. Roberts, who has been appointed secretary to the Group following the retirement of Mr. R. F. T. Pope, will also continue as group financial controller.

Mr. Martin P. Frankel, a director of the Burton Group, has been elected president of the CLOTHING INSTITUTE. Mr. Frankel was chairman of the Clothing Institute Council for 1967-70, and was awarded the Fellowship of the Institute in 1972.

Mr. S. J. Phillips has become managing director of AIRCRAFT CLEANING SERVICES, a member of the Goodlife Group.



Two of the 23,200 deadweight tons cargo liners built by Govan Shipbuilders for the Kuwait Shipping Company.

a fortnight could determine whether Scott Lithgow will build the second ship of an order for two large oil tankers placed by the Israeli American company going to the Government for more than a £35m. grant and a £24m. loan, the growing mood now is that it is good for Govan to be good for us.

Govan's shrinking order book has been closely monitored by the Department of Industry which agreed a few months ago to a reorganisation of the company's shipbuilding programme to avoid lay-offs this summer.

Without new orders, redundancies would have been unavoidable at the end of the year and the efforts the Government put into chasing the Kuwaiti business would have been in vain.

Mr. Callaghan, as Foreign Secretary, is said to have made a strong personal impression on

Notwithstanding these moves, the improving productivity has been slow, although a £25m. yard modernisation programme must take "some of the blame for disrupting production."

Significant productivity increases have only just started to come through, after more than two years of commitment, better output by the workers and of exhortation by management.

Now building eight ships a year, Govan's target efficiency would be reached on an average of 12, but much healthy shipbuilding market might be needed before Govan feels confident enough to try to eat up future work at such a rate.

By Terry Wilkinson

MORE THAN 10 per cent of BOC International's workforce has contracted to save a total of £14m. over the next five years under the company's new share option scheme.

The option scheme, first announced in February, will ultimately involve the issue of 3.6 million shares in BOC International to 1,650 of the 16,000 employees eligible. At present the group's issued ordinary share capital is £250m.

For the purposes of the plan which is a National Saving Index-linked scheme, an option price of 52p a share has been struck, which represents 14 share price of BOC International at April 1, less a 10 per cent discount.

Employees contract to make 60 monthly contributions at an average of £10 per employee. The maximum is £20 and the minimum £4.

Mr. P. Bonnet, a director of BOC International, said: "The Board has been surprised at the high level of interest in the scheme, which was introduced to give employees a chance to participate in the increasing prosperity of the group."

Mr. Norman St. John Stevas, Shadow Education Secretary, said: "An assessment of the situation is essential and the responsibility for carrying that out and deciding what action should be taken rests with the council. I have the fullest confidence in their integrity and their concern for the children."

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BOC share options are taken up by 10%

By Terry Wilkinson

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World Value of the Pound

The table below gives the latest available rates of exchange for the pound against various currencies on May 17, 1976. In some cases rates are nominal. Market rates are the average of buying and selling rates except where they are shown to be otherwise. In some cases market rates have been calculated from those of foreign currencies to which they are tied.

Exchange in the U.K. and most of the countries listed is officially controlled and the rates shown should not be taken as being applicable to any particular transaction without reference to an authorised dealer.

Place and Local Unit	Value of £ Sterling	Place and Local Unit	Value of £ Sterling	Place and Local Unit	Value of £ Sterling
Algeria (Dinar)	208.00	Belgium (Franc)	36.36	France (Franc)	6.55
Argentina (Peso)	136.48	Bolivia (Boliviano)	1.36	Germany (Mark)	3.36
Australia (Dollar)	1.48	Brazil (Cruzado)	200.48	Greece (Drachma)	34.06
Austria (Schilling)	13.76	Bulgaria (Lev)	1.36	Hong Kong (Dollar)	1.00
Canada (Dollar)	0.72	Cameroon (CFA Franc)	100.48	India (Rupee)	13.76
Chile (Peso)	80.48	Canada (Dollar)	0.72	Indonesia (Rupiah)	1,376.00
Colombia (Peso)	1,600.00	Chile (Peso)	80.48	Israel (Sheqel)	3.48
Congo (CFA Franc)	100.48	Colombia (Peso)	1,600.00	Italy (Lira)	20.36
Cuba (Peso)	24.00	Congo (CFA Franc)	100.48	Japan (Yen)	163.60
Czechoslovakia (Czech Koruna)	166.08	Cuba (Peso)	24.00	Korea (Won)	100.00
Dominican Republic (Peso)	100.48	Czechoslovakia (Czech Koruna)	166.08	Malaysia (Ringgit)	1.36
Ecuador (Dolar)	1.00	Dominican Republic (Peso)	100.48	Mexico (Peso)	16.00
El Salvador (Colon)	100.48	Ecuador (Dolar)	1.00	Morocco (Dirham)	20.00
Equatorial Guinea (CFA Franc)	100.48	El Salvador (Colon)	100.48	Netherlands (Guilder)	2.20
Ethiopia (Birr)	1.36	Equatorial Guinea (CFA Franc)	100.48	New Zealand (Dollar)	1.36
Falkland Islands (Pound)	1.00	Ethiopia (Birr)	1.36	Norway (Krone)	4.76
Fiji (Dollar)	1.36	Falkland Islands (Pound)	1.00	Peru (Sol)	3.36
Finland (Markka)	5.92	Fiji (Dollar)	1.36	Portugal (Escudo)	200.48
France (Franc)	6.55	Finland (Markka)	5.92	Romania (Leu)	16.00
Germany (Mark)	3.36	France (Franc)	6.55	Saudi Arabia (Riyal)	2.00
Ghana (Cedi)	1.36	Germany (Mark)	3.36	Senegal (CFA Franc)	100.48
Gibraltar (Pound)	1.00	Ghana (Cedi)	1.36	Sierra Leone (Leone)	1.36
Greece (Drachma)	34.06	Gibraltar (Pound)	1.00	Singapore (Dollar)	1.00
Guatemala (Quetzal)	20.00	Greece (Drachma)	34.06	South Africa (Rand)	1.36
Haiti (Gourde)	100.48	Guatemala (Quetzal)	20.00	Spain (Peseta)	166.08
Honduras (Lempira)	100.48	Haiti (Gourde)	100.48	Sweden (Krona)	4.76
Hungary (Forint)	100.48	Honduras (Lempira)	100.48	Switzerland (Franc)	2.20
India (Rupee)	13.76	Hungary (Forint)	100.48	Taiwan (Dollar)	1.36
Indonesia (Rupiah)	1,376.00	India (Rupee)	13.76	Thailand (Baht)	1.36
Israel (Sheqel)	3.48	Indonesia (Rupiah)	1,376.00	Togo (CFA Franc)	100.48
Italy (Lira)	20.36	Israel (Sheqel)	3.48	Tunisia (Dinar)	100.48
Japan (Yen)	163.60	Italy (Lira)	20.36	Turkey (Lira)	1.36
Korea (Won)	100.00	Japan (Yen)	163.60	Uganda (Shilling)	1.36
Malaysia (Ringgit)	1.36	Korea (Won)	100.00	United Kingdom (Pound)	1.00
Mexico (Peso)	16.00	Malaysia (Ringgit)	1.36	United States (Dollar)	1.36
Morocco (Dirham)	20.00	Mexico (Peso)	16.00	Western Samoa (Tala)	1.36
Netherlands (Guilder)	2.20	Morocco (Dirham)	20.00	Yemen (Rial)	1.36
New Zealand (Dollar)	1.36	Netherlands (Guilder)	2.20	Zambia (Kwacha)	1.36
Norway (Krone)	4.76	New Zealand (Dollar)	1.36		
Peru (Sol)	3.36	Norway (Krone)	4.76		
Portugal (Escudo)	200.48	Peru (Sol)	3.36		
Romania (Leu)	16.00	Portugal (Escudo)	200.48		
Saudi Arabia (Riyal)	2.00	Romania (Leu)	16.00		
Senegal (CFA Franc)	100.48	Saudi Arabia (Riyal)	2.00		
Sierra Leone (Leone)	1.36	Senegal (CFA Franc)	100.48		

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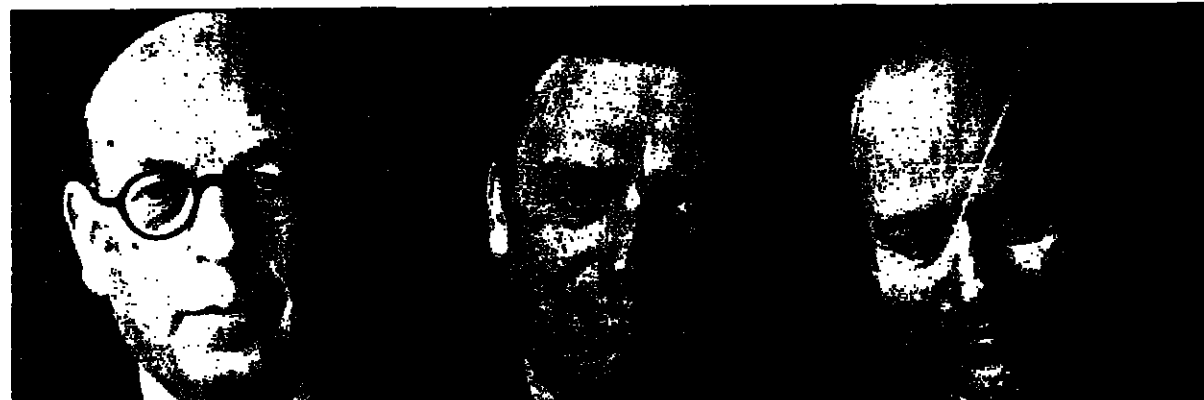
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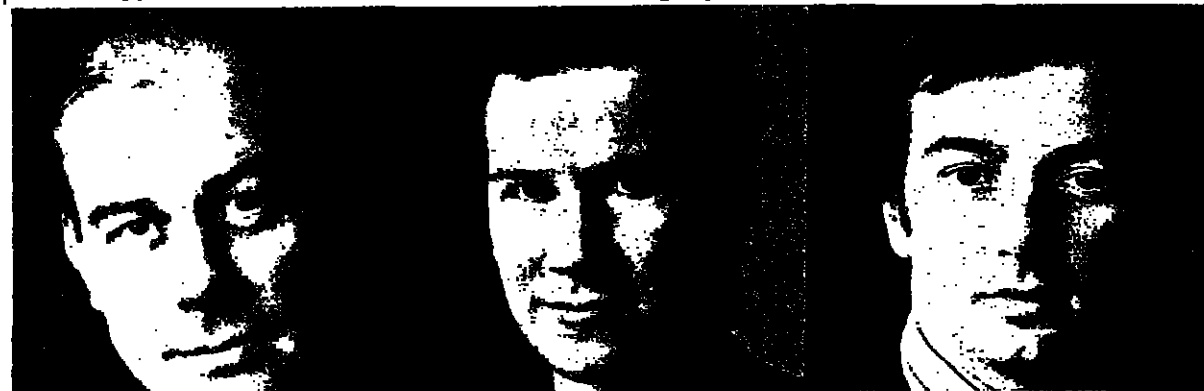
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"He who does not defend his right to affirm national sovereignty fully deserves to be a slave" — President Ceausescu of Romania.

The backlash from Moscow

BY PAUL LENDVAI, Vienna Correspondent

THE INCREASINGLY assertive independence of the largest Communist Parties in Western Europe, their abandonment of some of the sacred tenets of Marxist-Leninist ideology such as the belief that a dictatorship of the proletariat is necessary, and their public commitment to political pluralism have begun to exert a profound impact not only on politics in Italy and France but also within the Soviet sphere of influence.

Fear of the subversive effects of Western reformist communism appears to have given a new urgency to the Soviet-sponsored drive for political, military, economic, and cultural integration of the East European countries under Soviet leadership. The recent spate of Soviet warnings and the emphatic rejoinders by President Nicolae Ceausescu of Romania and the Yugoslav party secretary, Mr. Stane Dolanc, indicate beyond any doubt that for the smaller Eastern European countries the issue is not a seemingly theoretical controversy about the meaning of "proletarian internationalism," but rather the defence of independence, and even that of survival as a nation.

For the West European parties, the discussion about the concept and practice of a "socialism in national colours" is a device to stress their—as yet untested—democratic credentials and thus to convince public opinion that their first loyalty is to their own country and not to Moscow. The fact, however, that the whole debate has profound implications in eastern Europe has largely escaped notice in the West.

the defence of national sovereignty, the affirmation of the independence of states are incompatible with revolutionary internationalism.

After a pointed reference to Lenin's warnings against Great Russian nationalism, he stated in his address to the Romanian union congress: "Lenin was right a thousand times: he who does not defend his right to freedom and independence and to affirm national identity fully deserves to be a slave."

Mr. Ceausescu deliberately dramatised the dangers of the increasingly frequent references made in Moscow, but also in Sofia, Prague, and East Berlin, to what Pravda on April 15 described as the "gradual rapprochement" of the socialist countries. At the recent party congresses in Sofia and Prague both Mr. Todor Zhivkov, the Bulgarian leader and Dr. Gustav Husak, the Secretary-General of the Czechoslovak party, used the rapprochement formula in the explicit sense of "ever closer drawing together" of Communist-ruled countries.

The process must lead at some distant stage to the merger of the Warsaw pact and Comecon states, according to the Soviet theory of national relations. The "rapprochement" formula was used by Mr. Leonid Brezhnev in 1963-64 when the Soviets launched a major campaign for making Comecon into a supra-national economic entity, and is a standard phrase when Soviet officials speak about the "successful solution of the national question" in the multinational Soviet Union itself. The Soviet leaders and their staunchest supporters such as Herr Ernst Thälmann in East Berlin and Mr. Zhivkov in Sofia extol developments which "draw us ever closer together" in the "family of fraternal socialist nations" and put the common class interest above national loyalties.

Revolutionary struggle

President Ceausescu recently made a very important speech which received much less attention in the West than Pravda's pledge that no Communist Party may take the liberty of imposing its experience on other peoples. Mr. Ceausescu attacked "some philosophers and theorists" who maintain that "the nation under socialism, no longer has a future. The policy of defending national independence is a violation of Marxism-Leninism, that the assertion of the principles of equality and independence is the main danger in the revolutionary struggle for the cause of Socialism. They maintain that

the defence of national sovereignty, the affirmation of the independence of states are incompatible with revolutionary internationalism. This uneasiness is particularly strongly felt and even voiced by the Romanians who belong to the Warsaw Pact but throughout the past 15 years have carved out a surprising degree of independence from Moscow. The Bucharest party periodical, Era Socialista, said at the end of April that in the Romanian view the world socialist system "does not blend the socialist states into an amorphous and in-

revisionist" anyone who holds that the Soviet system "was not built by his own country." While conceding that there could be "nuances" in various roads to socialism in the methods used to build socialist society, the author flatly stated that only a petty bourgeois could think that socialism in a country could differ from socialism in another, not mere in nuances but in substance. Belgrade radio commented added that Mr. Mijosevic, who pamphlet was clearly inspired by the top Soviet leadership, was renewing arguments in favour of "limited sovereignty" which was advanced as the justification for the invasion of Czechoslovakia in 1968.

Yugoslav shock

That background explains a Romanian and Yugoslav shock and outrage caused by the statements on U.S. policy toward Eastern Europe made by Helmut Sonnenfeldt, of the State Department. Regardless of subsequent explanations of remarks deploring the lack of an "organic relationship" between the Soviet and East European countries, timing and the haughty tone of Mr. Sonnenfeldt's address had a profoundly disturbing effect on the entire area where as he himself put it, the Soviets have no genuine friends, except possibly in Bulgaria.

The imprecise language used by Mr. Kissinger's top adviser reminded the deep-seated fear voiced publicly only in Belgrade and Bucharest, but shared Warsaw and Budapest, about spheres-of-influence deal being the two super-powers. Warmth such as that the Yugoslavs "should be less obnoxious" and neglecting to say towards who can only be taken as a sign of indifference to events in Eastern Europe.

The Soviets may well be made tactical concessions as accepting a vaguely worded document instead of a binding declaration in order to be able to hold the long-overdue Belt conference of the European communist parties. But this does not change the fact that the Soviet Union with centrifugal trends in western communism and undisturbed by the Soviet rulers are making co-ordinated efforts in all fields to hasten political-economic integration of the East European countries with the Soviet Union.



President Ceausescu

HOME CONTRACTS

**£13.2m.
orders
from NCB**

NATIONAL COAL BOARD contracts totalling £13,264,409 have been awarded as follows: Black bolts and nuts, £1,632,000. Corrugated steel sheets, £5.7m. Steel lagging boards, £2.5m. Telephone lighting and signalling cables, £1,227,250. Terry towels to NCB specification, and non-specification Terry towels, £783,138. Miners' rubber safety boots, £590,000. Industrial gasses in cylinders, £420,000.

SHEPHERD CONSTRUCTION: York, has begun work on the site of the new South Cleveland General Hospital, phase 1, under a contract worth £9m. The first part of the contract, the boiler-house and laundry, is planned for completion in 18 months. Twelve wards with a total of 360 beds, operating, sterile supply, diagnostic X-ray, haemodialysis and intensive care units, together with kitchen and staff residential accommodation, will comprise the second part.

LEONARD FAIRCLOUGH has been awarded four housing contracts totalling £4.3m. The City of Leeds has given the company a £1.6m order for the erection of 101 dwellings in Cottingham. The three other contracts have gone to the Frank Gerrard division of Fairclough for the construction of 1,130 dwellings at Hyde, phase II, at Runcorn, where the division is already engaged in a £4.3m. housing project for the Development Corporation. It has won a further contract by negotiation of £875,000 for 90 dwellings at Palacefields LA North. Greater Hornby Associations has awarded a £400,000 contract for the building of 32 dwellings at Greasby, Wirral.

YOUNG AUSTEN AND YOUNG has received contracts worth almost £3.5m. They include: A district heating scheme for the London Borough of Southwark (£500,000); projects for the Department of the Environment, Harrogate, and Clyde submarine base, Faslane, Dunbartonshire (£815,000); clinical science building, Leicester - University (£400,000); John Howard School, Hackney, London (£325,000); second phase of Europa House, Stockport (£150,000) and air conditioning to numerous retail outlets for several major stores (£1,400,000).

GEORGE LAW, Kidderminster, Wores, has received contracts totalling more than £1.1m, including three orders from the Severn-Trent Water Authority. These are for an extension to Rushmore water reclamation works, near Wellington (£388,809), extension of Kenney water reclamation works, near Worcester (£227,253) and construction of Foremark pumping station, near Derby (£218,120).

DOING BUSINESS WITH GREECE

3 & 4 JUNE 1976 — ATHENS HILTON

A conference organised by the Financial Times,
Bank of Greece, Olympic Airways & Investors Chronicle

SUBJECTS: THE OUTLOOK FOR BUSINESS, EUROPEAN COMMUNITY MEMBERSHIP, SHIPPING, INDUSTRY, INVESTMENT, MINERAL AND ENERGY.

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H.E. Mr Panayotis Papaligouras
Minister of Planning and
Co-ordination

Mr Nicolaos Kyriazidis
Deputy Governor, Bank of Greece

Mr John S Pasmazoglou
President of the Parliamentary
Committee to the EEC

The Rt Hon Roy Hattersley, MP
Minister of State for Foreign and
Commonwealth Affairs

Mr J O Krag
Former Prime Minister of Denmark

Mr D Marinopoulos
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Mr P G Callimanopoulos
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Mr E Saitis
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Mr G D Daskalakis
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Mr Minos A Zombanakis
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Mr Stefano Silvestri
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International Affairs

Mr E J Athens
International Oil and Gas Attorney

Mr E Coulombis
President
Technical Chamber of Greece

Mr Michel D Scalitiri
President, Scalitiri Group

For a full list of speakers, topics, and reception programme, the Bank of Greece will provide a brochure on 4 June with a questionnaire.

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Tories to fight 'Snooper's charter'

Sir Geoffrey declares war on new Revenue powers

BY JUSTIN LONG, PARLIAMENTARY CORRESPONDENT

North Sea spending at £3.6bn.

Financial Times Reporter

TOTAL EXPENDITURE on North Sea exploration and development to the end of 1975 is estimated at £3.6bn. Mr. Anthony Wedgwood Benn, Secretary for Energy, told the Commons yesterday.

Expenditure in this period by the NCB (Exploration) and by Gas Council (Exploration), subsidiaries of the NCB and the British Gas Corporation respectively, was £211m, about 6 per cent of the total. The remaining 94 per cent, was contributed by private sector bodies.

Mr. Benn stated that it was estimated that total cumulative expenditure would have risen to about £5.5bn. by the end of this year.

Earthquake aid total

BRITISH AID during the recent Italian earthquakes amounted to £132,000, Lord Gornow-Roberts, Minister of State, Foreign Office, told the Lords yesterday.

Minister seeks to remove fears of damage to car industry

FINANCIAL TIMES REPORTER

FEARS ABOUT the effect of the new restrictions on fringe benefits proposed in the Finance Bill on the production of Rolls-Royce cars were expressed in the Commons yesterday by Mrs. Gwyneth Dunwoody (Lab., Croy).

While accepting the need to deal with unfair taxation practices, she said it would be a pity if Rolls-Royce, which sold 80 per cent of its products overseas and was one of the nation's foremost exporters, were to be damaged.

Mr. Alan Williams, Minister of State for Industry, said the Government accepted the need not to cause any unnecessary damage to the car industry and, for this reason, consultations were continuing with the industry about the implications of the new restrictions.

Mr. Jeff Rooker (Lab., Perry Barr) asked "If all Rolls-Royce cars get sent abroad for export, what is wrong with that?"

Mr. Williams agreed that the Government wanted to see an export-led boom but he was sure that it did not want to damage the domestic car market. "We have to be fair in our taxation system," he said.

Earlier, Mr. Eric Varley, Secretary for Industry, told the House that, so far, £27m. had been advanced to Chrysler to meet losses under the Government's agreement with the company and that it had received a further £2m. in loans.

THE OPPOSITION last night rejected as inadequate Government suggestions for safeguards on the use of the controversial "Snooper's Charter" clause in the Finance Bill—the clause enabling an Inland Revenue inspector to enter and search a taxpayer's home for evidence of tax evasion.

Sir Geoffrey Howe, shadow Chancellor, said that Government claims that the powers would only be used in a handful of cases each year, and the proposal that a search warrant should only be issued by a High Court judge or two special commissioners, instead of on the authority of a Justice of the Peace, failed to meet the widespread anxiety now aroused.

When he launched the first major attack over the issue in the Commons, Sir Geoffrey warned Ministers that the Tories would do their best to scrap the whole of the search provisions when the details come before the "upstairs" Standing Committee.

"We seek to defeat the clause as a whole," the shadow Chancellor told the Government, on the last night that the House, as a whole, debated the Bill on the committee stage.

Taking the authority for issuing a search warrant out of the hands of JPs and putting it into the hands of a judge or the two special commissioners would be an improvement, the Tories conceded—but still no more than a palliative.

At the same time, Sir Geoffrey denied that the Opposition was seeking to enlarge the possibilities of tax evasion. He agreed that tax inspectors should have reasonable powers.

But it was not reasonable, as proposed in Clause 48 of the Bill, to violate the citizen's right to privacy in his own home.

Government reminders that these powers of search had been provided by the Tories themselves when they were in Government in 1972, in order to police the proper return of VAT, were dismissed by the Opposition as irrelevant.

"We have said we were prepared to re-examine the VAT powers," Sir Geoffrey told Ministers. "And we think that time has come. Some of us feel that they should be withdrawn altogether."

Sir Geoffrey did not go as far as that himself, but pointed out that it was because the VAT powers for search of private premises had been extensively used that widespread alarm had been roused over the further proposals in the present Bill.

Private accommodation had been searched and investigated under the VAT powers on no less than 148 occasions, said Sir Geoffrey. There were only about 2m. VAT traders whereas the provisions in the present Bill would apply to about seven or eight times as many ordinary tax payers—at least, ordinary PAYE taxpayers.

There have been about 150 complaints about the way the VAT powers had been used, including one where it was claimed that diaries, handbags, and other items of a personal nature had been searched.

More and more people were taking on more than one job. It could, in fact, be suggested that they were becoming a nation of moonlighters. But with a large number of people paying tax under PAYE and supplementary tax on other earnings, fears that more and more searches of

complaints about the way the VAT powers had been used, including one where it was claimed that diaries, handbags, and other items of a personal nature had been searched.

More and more people were taking on more than one job. It could, in fact, be suggested that they were becoming a nation of moonlighters. But with a large number of people paying tax under PAYE and supplementary tax on other earnings, fears that more and more searches of

private homes would occur was greatly increased.

Sir Geoffrey criticised the fact that there were no conditions to be satisfied before the warrant was issued, and no list to be left behind of the things that were taken away.

More and more people thought they were living in a country where their freedom and liberty were being chipped away. This clause was one more weapon in the armoury of socialism, declared Sir Geoffrey.

Share incentive schemes

FINANCIAL TIMES REPORTER

THE STOP-LOSS protection provision in Clause 58 of the Finance Bill, relating to share incentive schemes, is not to be applied to cases in which the shares and rights were acquired before Budget day—April 6, 1976.

This was announced by Mr. Joel Barnett, Chief Secretary to the Treasury, in a written reply in the Commons yesterday to Mr. Raymond Fletcher (Lab., Ilkeston) who asked what companies had been received about the retrospective nature of the stop-loss provisions in the clause.

Mr. Barnett stated: "Under many share incentive schemes, where the right to stop-loss protection was acquired before March 27, 1974, its implementation cannot give rise to a benefit chargeable under Clause 58 until 1980. This is because waivers of loans on which the interest is eligible for relief are exempted from tax under Paragraph two of Schedule eight."

"I accept, however, that there is a good case for removing entirely from the scope of Clause

58 the implementation of stop-loss protection under schemes in which the shares and rights were acquired before April 6, 1976, and the Government amendment to this effect will be moved in Standing Committee."

Mr. Barnett explained that this would mean that Paragraph two of Schedule eight became inoperative in relation to loans waived in the course of stop-loss protection, and since there was no good reason for exempting other types of loan waiver, an amendment would be moved to withdraw this paragraph.

Mr. Denzil Davies, Treasury Minister of State, confirmed that it was intended to table a new clause in the Standing Committee to enable parent or consortium companies with gains arising from aircraft and ship-building nationalisation to make claims for "roll over relief" if the compensation was invested in qualifying assets.

"This will extend to cases where the reinvestment is made by a trading member of the same group," he stated.

Same rules 'will apply'

IN A WRITTEN reply in the Commons yesterday, Mr. Robert Sheldon, Financial Secretary to the Treasury, explained why Ministers are not assessed by the Inland Revenue for receiving a benefit in respect of the use of Government cars and chauffeurs for journeys between their homes and offices.

He told Mr. Neville Trotter (C., Tynemouth): "Government Ministers are not at present taxed under the special legislation relating to fringe benefits because it applies only to directors and higher paid employees of trading concerns."

Mr. Sheldon added that under the proposals in the Finance Bill the same rules would apply to official cars used by Ministers as to the use of business cars by directors and other higher paid employees.

Bus system 'stricken by inertia'—Peer

BRITAIN'S BUS system was stricken by inertia and beset by subsidy, Lord Mowbray, Secretary and Stourton, Opposition environment spokesman, told the Lords yesterday.

In a debate on the Government's consultative document on transport policy, he said many areas were facing "a virtual cessation of public transport." He emphasised that the public wanted a service, rather than a system.

Lord Mowbray claimed British Rail's current deficit was costing the taxpayer about £21 every second of the day—a rather terrifying sum, especially when we are dealing with an economic crisis. The railways had to convince the community that they gave value for money.

Lord Mowbray said that the Government's consultative document had made no attempt to break down the £130m. a year spent on bus subsidies. This information was essential if the future of the industry was to be properly debated.

On the Government's policy for roads, Lord Mowbray said: "We all acknowledge the need to cut public expenditure, but projected future expenditure on roads has already been cut by 40 per cent. To make severe reductions in road programmes is dangerously near to eating the seed corn."

Lord Salisbury (Lab.) said there should be care about restricting the motorist. Personal mobility was very important.

Declaring an interest which "my name implies," he called for more edictown supermarkets. Between 1970 and 1974, the proportion of grocery expenditure brought home by car owners rose from 24 per cent to 32 per cent, and the quadrupling of oil prices had not altered this.

Cricket ban 'silly'—Peer

THE DECISION of Mr. Denis Howell, Minister for Sport, not to allow a Rhodesian cricket team entry into the U.K. was "damned silly," Lord Shinwell (Lab.) said in the Lords yesterday.

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MPs angry over possible influx of Malawi Asians

BY JOHN HUNT

THERE WERE bitter protests from both sides of the Commons yesterday over the possibility of a large scale influx of Asian immigrants from Malawi to Britain as a result of Dr. Hastings Banda's decision to expel East African Asians.

A surprisingly hard line was taken by Mr. Bob Mellish, Labour MP for Bournemouth and until recently the Government Chief Whip. There were cheers as he warned Mr. Evan Luard, Under-Secretary at the Foreign Office, that "enough is enough."

Mr. Luard announced that he is to-day meeting Mr. Robert Mbayi, the High Commissioner of Malawi in London, and would pass on to him the deep concern felt by MPs.

He told the House that the Government did not anticipate an exodus from Malawi along the lines of the Ugandan Asians a few years ago. The number of East African passport holders coming in each year under the voucher scheme was 5,000 and when dependants were taken into account, the total was between 15,000 and 20,000.

There was no present intention of increasing that number, he said. But if there were a sudden emergency and he did not anticipate one—the matter would obviously have to be looked at again.

The Under-Secretary criticised local authorities who housed immigrants from Malawi in unsuitable accommodation as had happened recently at Gatwick Airport when a group was placed in a four-star hotel. Mr. Luard agreed that more suitable accommodation should be found.

At one stage, there was scornful Tory laughter when Mr. Luard said that as far as he knew there was no evidence of racial discrimination in the expulsions from Malawi.

He emphasised that under arrangements made by the former Conservative Government, Asians who became citizens of newly independent African countries could be provided with U.K. passports. The arrangement was that immigration from Africa should be phased over 10 years.

The indications are that this is being kept to, and in two years' time most of the Asians in Africa will have come here," he added. "I do not believe anybody in this House would feel we were able to justify preventing such people from coming here."

He was prepared to have consultations with other Departments to see what special arrangements could be made to receive Asians from Malawi.

Many Conservative backbenchers took the line that Britain had no obligation to admit these immigrants and urged that they should be sent back to the Golan area of India.

Mr. Ronald Bell (C., Beconsfield) unsuccessfully tried to get an



MR. EVAN LUARD Urged by Tories to visit Dr. Banda.

emergency debate to discuss the matter.

From the Labour benches, Mr. Mellish told the Minister: "Most of us on this side of the House think that Dr. Banda is a racist of the worst kind."

"This nation of ours has done all that it should have done and its record in receiving those with British passports is one of great honour and integrity. But I say to my right honourable friend—enough is enough."

Urging the Government to have further discussions with Canada, Australia, and other Commonwealth countries to persuade them to take their share of the burden, he declared: "If we don't face up to it now, we will have to later on."

Mr. Luard agreed that the Malawi Government "should be carefully in mind the fact that it is the recipient of aid from this country."

Minister firm on Ulster policy

THE GOVERNMENT will not change course in Northern Ireland because of cold-blooded murders of policemen and the crimes of sectarian gangsters.

Mr. Roland Moyle, Minister of State, Northern Ireland, said in the Commons yesterday.

Mr. Airey Neave, shadow Northern Ireland Secretary, called for tough and quick decisions after "this last shocking week-end." He urged that there should be no more contact between the Government and terrorist organisations.

In a statement, Mr. Moyle paid tribute to the five members of the RUC "who have so gallantly laid down their lives in the service of the whole community." He added: "We are determined that the rule of law will prevail."

Despite these cowardly attacks, the morale and determination of the RUC is high. They deserve the unstinted support of the whole community and of this House."

Mr. Neave declared: "It is horrifying that the Government security policy has not after several years—been able to protect innocent people."

Mr. Moyle replied that security forces had always been provided with the necessary facilities to achieve whatever co-ordinated security policy was desired.

The Minister said that the Government's policy was to secure the conviction of terrorists through the use of the criminal law in the courts. "The process cannot be based on a mathematical equation involving an automatic and simultaneous reduction in the number of soldiers as the strength of the RUC increases. The roles of the Army and the RUC complement one another. Both are needed."

Pay beds Bill begins committee stage to-day

BY PHILIP RAWSTORNE

THE GOVERNMENT'S Bill to phase out pay beds in National Health Service hospitals to-day begins its committee stage in the Commons in the face of determined Conservative opposition.

Following the Government's loss of its overall Commons majority, the committee, which will conduct the line-by-line examination of the Health Services Bill, will be manned by equal numbers of Labour and Opposition MPs. Eight Conservatives will be supported by an Ulster Unionist, Mr. John Dunlop.

Though Mr. Victor Goodhew, the chairman, will normally use his casting vote in any tie to prevent amendment to the legislation, the Conservatives will be given considerable scope for obstructing its progress.

Ministers have already abandoned original hopes of getting the Bill through Parliament by July, and are now aiming to pass it to the Lords before the summer recess and then complete its passage in the autumn spill-over period.

Mr. Patrick Jenkin, who, with Dr. Gerard Vaughan, will lead from the NHS to seek proper protection for patients and they could not force the Government to withdraw the Bill, at least to amend it drastically.

The Conservative amendments in particular will seek to strengthen the independence of the proposed Health Service Board which will decide on pay beds to be phased out by the first 1,000.

Mr. Jenkin said the Conservatives had three main objectives—to expose the "hollowness" of the Government's case for separating independent practice from the NHS to seek proper protection for patients; to prevent the Government from withdrawing the Bill, at least to amend it drastically.

The Conservative amendments in particular will seek to strengthen the independence of the proposed Health Service Board which will decide on pay beds to be phased out by the first 1,000.

THE Director of Public Prosecutions will not be taking over the liberty of the individual and the press will not be taking over the press.

Mr. Max Madden (Lab.) privately by financier, Mr. Jimmy Sowerby, said that the use of Goldsmiths against Private Eye, criminal libel proceedings against Mr. Sam Silkin, Attorney General, and the City and by the day.

Mr. Brian Sedgmore (Labour, Luton W.) claimed that the criminal libel law was an "affront" to the Bill of Rights and a totally unnecessary invasion of the law.

Mr. Silkin said it was up to the Home Secretary, (Mr. A. G. Gifford), to put forward any proposals for amending the criminal libel law.

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Lunch vouchers—and taxation

IT WOULD cost the Inland Revenue £10m. if lunch vouchers were increased in line with the cost of living, Lord Jacques, Government Treasury spokesman said in the Lords yesterday.

He explained that vouchers were not taxed if their value did not exceed 15p a day—a concession which cost the Treasury £9m. a year.

"If we were to raise it to meet the cost measured by the retail price index, it would add another £10m. a year, making £19m. a year," he added.

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The Executive's World

EDITED BY JOHN ELLIOTT

Companies are becoming increasingly concerned about public understanding of the role of profits. Geoffrey Owen reports

The pressing need for disclosure and profitability

ORE AND more, companies are now engaged in a campaign of education about profits. They are trying to get across to the public at large that unless profits are raised to "adequate" levels none of the social and economic objectives which the country is aiming at can be achieved. But there is still a great deal of confusion about what constitutes adequate profitability and how to justify it in terms which sceptical "anti-profitists" who are by no means confined to the Left wing of the Labour Party, will find convincing.

Part of the misunderstanding stems from the purpose of business itself. Attitudes towards profits are influenced by the notion that a business exists in order to make money for the shareholders. While this may be true of some small companies, it is grossly misleading as a description of what motivates people who run the bulk of industry. Few chairmen to-day would put the satisfaction of their shareholders as the sole objective of the business.

Some of them, indeed, regard dividends almost as a fixed cost, the fact that the amount payable is at present effectively determined by the Government naturally encourages that view. Using the shareholders happy as a necessary condition for going in business (and one that has not been fulfilled in recent years, partly because of dividend control), but it is not a central consideration. Managers often regard themselves as responsible for a wide range of assets which they have a duty to manage as skillfully as possible in the interests of employees and the com-

munity as well as the shareholders. Their objective, in the broadest terms, is the healthy survival of the business.

Keeping the business healthy means, among other things, making sure that it does not run out of cash. Many managers tend to think in terms of cash rather than a target rate of return on capital; partly for this reason it provides a simple way of demonstrating the need for a certain level of profits. To maintain the real value of the business, cash going out—working capital requirements, fixed asset replacement, taxation and dividends—has to be matched by cash coming in, primarily retained earnings and depreciation. This has the great advantage of its effect on working capital needs and fixed asset replacement, creates the need for more profits simply to maintain the business in real terms.

Expansion in real terms

To expand the business in real terms does and should involve recourse to outside capital. There is certainly no case for arguing that expansion should be wholly or even mainly financed out of retained profits. But equally it is quite wrong to say that companies should be forced to seek external capital simply in order to maintain the value of the business.

In practice a company's cash requirements tend to be lumped together, covering working capital needs, replacement of fixed assets and expansion. One large company works on the basis that roughly 70 per cent. of its total

cash requirements should be met by internally generated funds and 30 per cent. by outside finance; this is where the shareholders come in. But the return on existing assets must be high enough to make it possible to attract new capital.

Companies are chary of disclosing their target rate of return on capital employed, for fear that it will be misinterpreted. If their results are far below it, they will be accused of inefficiency; if above it, of greed. But there are ways of showing that profits before interest and tax amounting to around 25 per cent. of capital employed represent a reasonable minimum for most businesses in today's conditions.

The Review Board for Government Contracts worked out in 1974 that on a current purchasing power basis the real after-tax return on equity in 1960-66 was 6.8 per cent. This compared with a net return from holding Government securities (after deducting tax at the standard rate and allowing for inflation) of 0.5 per cent. It was equivalent to a 14 per cent. return on capital employed on the conventional historic basis. The Board calculated that in 1975, to obtain the same real return as in the earlier period, the rate of return on capital employed, on an historic basis, would have to be increased to 22.4 per cent.

A similar point was made in the recent report on the Price Code by the "100 Group" working party. The report noted that under the Code, companies are allowed to amend their reference levels and increase prices so as to give a 10 per cent. return on historic capital costs. This figure, the report suggested, should be increased

TABLE I—PERCENTAGE RETURN REQUIRED ON CAPITAL EMPLOYED

	Under current inflation and U.K. interest rates	Under 4% inflation and U.S. interest rates
(a) Minimum return (based on rate of near maturity gilt-edged stock)	10	8
(b) Risk factor—appropriate for industry and recognising company gearing (Risk Table in 0-10% range)	4	3
(c) Working capital increase due to inflation (as it affects an individual company and grossed up for Corporation Tax at 52%)	5	3
(d) Replacement value of fixed assets divided by their average life to arrive at one year's cost	7	4
MINIMUM PRE-TAX RETURN	26	17

Source: United Biscuits

TABLE II—VALUE ADDED STATEMENT

	1975 £m.	1974 £m.
Sales	339.43	399.81
Bought-in materials and services	229.78	284.51
Value Added	109.65	115.30

Applied in the following way:

To pay employees	-82.61	74.31
To pay providers of capital	15.59	17.03
Payable to Governments in tax	4.67	12.11
To provide for maintenance and expansion of assets	6.78	11.85

Value Added

Source: Delta Metal

to 25 per cent. to approximate a minimum adequate return on capital on a current cost accounting basis.

Another approach is given in table I, which is taken from a

United Biscuits publication aimed primarily at its employees. The company was making the point that capital must earn at least the minimum return which will enable it to be maintained in real terms. The percentages used might apply to United Biscuits; other firms, the company pointed out, would use different rates to cater for the element of risk, internal inflation and asset life applicable to them. The two columns highlight the variation in necessary levels of return between weak, inflationary economies like the U.K. and stronger countries like the U.S.

One of the reasons for reticence on the subject of profit targets is that figures of 25 per cent. or more seem alarmingly high in comparison

with the returns available to employees on their own savings. This is where adoption of inflation-adjusted accounts should be helpful in explaining to people the real condition of a business. The fact that, for example, Tube Investments' 13.1 per cent. return on net assets employed in 1975 becomes 3.6 per cent. on a current purchasing power basis, should put the company's profit performance in better perspective.

Delta Metal is one of the first companies to have included in its annual report the Sandilands-recommended current cost accounts. These show that in 1974 reported pre-tax profits of £28.55m. would have become £16.33m., while in 1975 (an exceptionally bad year) £11.65m. would have become £220,000. In a newsletter for employees the company was able to explain quite simply how the lower figure was arrived at. A machine bought in 1965 for £100,000 and depreciated over ten years now costs at least £200,000 to replace; an amount of £4.7m. has to be set aside to allow the company to replace plant at higher prices.

What happens to wealth

The same applies to stocks. "At present," the newsletter says, "if we use a piece of steel to make some switchgear, we charge the original cost of that steel to arrive at the profit we make on that job. But because of inflation we have to replace that steel at a higher price—sheet steel is now £144 per tonne compared with £129 per tonne at the beginning of 1976—so we constantly need to have more money available for financing our stock. Therefore we should be charging not the original cost but the replacement cost of that steel in determining our profit." Hence a further £8.4m. has to be set aside for the replacement of stocks. With the resulting profit figure of £500,000, it is not difficult for the chairman to conclude: "Clearly we are not earning nearly enough in real terms to maintain and develop the business."

The value added statement, which Delta, in common with a

growing number of other companies, now includes in its annual report and which is summarised in table II, is also useful in showing what happens to the wealth created by a business. As the chairman, Lord Caldecote, pointed out in the newsletter, "Out of every £ of added value we paid 78p to employees. Then we had to pay those who provided the capital to run our business—so the banks who lent us money got 8p and the shareholders 6p. Governments took 4p in tax and we were left with just 8p to plough back into the business."

Employees in large companies are mainly interested in the performance and prospects of their particular division. Most managements are reluctant to give a full breakdown of return on capital employed by division, although some do it. Tube Investments gives sales, profits before interest and tax, and net assets employed in all the main divisions. In 1975 the rate of return ranged from 28.4 per cent. in steel tubes to 9.8 per cent. in the cycle division.

No doubt some companies fear that if they show above-average profitability in a particular division, the unions will use it as a bargaining counter to extract higher wages. They may also feel that before they get into sophisticated discussions about why, say, the pharmaceutical subsidiary has to earn a much higher return than a fertiliser division, some education in basic principles must take place first. But disclosure of this kind may become mandatory in the future and companies should prepare themselves for it.

Talk about minimum returns, whether on a divisional or a group basis, worries many businessmen because it implies the concept of "excess" profits if the minimum is exceeded. The issue may seem academic with profits at their present levels, but they will have to argue that if they earn profits consistently higher than the minimum, this is a sign of efficiency, not of greed, and that high profits enable the company to do more of the things it wants to do, for the benefit of employees and the community. As the Monopolies Commission has said, "in competitive conditions an efficient producer

earning a high rate of profit may well be serving the public interest better than an inefficient one earning a low rate of profit."

An alternative approach, suggested by Mr. Hector Laing, chairman of United Biscuits, is to accept that in certain sensitive industries, such as food manufacturing, controls over prices and profits will remain for some time to come. He suggests therefore that agreement should be sought with Government and unions on "a code of practice" covering profits and investment. This would include the idea of a minimum return along the lines of table I.

Freedom on prices

Companies would be free to raise and lower prices as long as profits do not exceed the reference level, which would be reviewed every two years. There would be other provisions, including a requirement that, if profitability was in excess of 90 per cent. of the reference level, the company would commit itself to invest annually the cash equivalent of one year's replacement cost of fixed assets in replacing and renewing plant and equipment; with lower profitability, the commitment would be scaled down.

This is an attempt to work towards the "national consensus on profits" which Mrs. Shirley Williams, Secretary of State for Prices and Consumer Protection, has described as a major priority. It could well have some relevance for the food industry under the present Government's policies. But for most other industries the proposal implies a degree of administrative control over prices and profits which they would regard as unworkable.

What is clear, nevertheless, is that companies will not get the pricing freedom they want unless they do a better job of explaining what profits are and why they should be higher. To do so may involve disclosing more about their plans and objectives than they would like. But if the result is a better understanding of the market economy, the price will be worth paying.

UNLOP EVIDENCE TO BULLOCK

Management objects to TUC's plans

EVIDENCE OPPOSING the TUC's plans for trade union-ised worker directors has been put into the Bullock Committee of Inquiry on industrial democracy in the past three months. The pivotal point for his evidence has been the TUC's submission which, while opposing the TUC, calls for companies to be required by law to negotiate participation agreements with their employees.

Different organisations have each supported this CBI view from varying standpoints. One of the most detailed arguments opposing the TUC on managerial as well as doctrinal grounds has come from the Dunlop Group, which favours a free of participation provided it does not impair commercial efficiency.

Published to-day, this evidence suggests that Boards of directors and line management could function effectively if

weighed down with trade union-style conflicts of loyalty.

It also underlines the unease felt by many managements about compulsory disclosure of information to unions when it explains that Dunlop has developed policies on employee communications, but adds: "It is, however, no good hiding the fact that managers will not voluntarily disclose sensitive information."

Many managements fear that union officials will disclose sensitive information, quite often by accident. Dunlop underlines this problem, which arises both through Industry Act and Employment Protection Act provisions as well as through possible worker directors, when it says: "The fundamental importance of job security is readily understood but what is often disregarded is the damage that can be done to a company and its employees by its premature disclosure of its in-

terests in a competitive world."

Nevertheless, while stressing these problems, Dunlop is also taking initial steps towards educating its shop stewards so that they can understand financial information they receive which they are less accustomed to examining than the management involved.

After conducting a survey of its present arrangements—which include an annual publication, Dunlop at Work in Britain, the 1975 edition of which is to be published on Thursday, the company says the financial information it hands over must "give a true picture of the unit involved." This means the statistics must be inflation adjusted and include a full allocation of overheads and corporation tax. Dunlop is also considering how to present facts for self-contained production units which are not individual profit centres. Its training is still at early

stages but part of its internal courses have been turned over to the appreciation of financial information, sometimes with shop stewards attending with middle managers.

On the issue of the impact of the TUC's ideas on effective management, the evidence explains that in the U.K. Dunlop is divided into four product groups (tyres, engineering, consumer, and industrial) which are sub-divided into 22 divisions, each under the control of a general manager who has responsibility for the profits of a number of separate sites. Annual budgets are set against which divisional performance is measured and funds for both fixed and working capital are allocated from the centre, which also supplements the divisions' own research organisation as well as supplying finance, personnel, corporate planning and other functions.

This leads Dunlop to warn: "Decision taking is therefore widely dispersed throughout the group and for effectiveness should be so. Managers must be able to respond to rapidly changing circumstances. Profit in a business is usually made at the margin. It is the relentless pursuit of small improvements which is one of the hall-marks of good managers. In Dunlop, responsibility for decision taking rests in the hands of literally hundreds of people."

Explaining that such decisions have to be taken against the background of conflicting interests of the Government, the company or its divisions, its customers and employees, its neighbours and suppliers, and its short and long term aims, Dunlop adds: "If a further conflict of loyalty were added to the list, namely between loyalty to the company and to a trade union in reaching business decisions, the fine balance between success and failure would easily be upset."

On the company Boards, Dunlop says "directors should not act as representatives of a 'special interest,' and adds: "The Board must act as a team and avoid factions; it must not become a place for negotiations but must reach decisions on their merits and not as a trade-off for counter-decisions."

Dunlop backs up its objections to the TUC's ideas by stressing the different social and industrial traditions in Germany, where Dunlop operates, which makes its worker director system effective. But trade unions are now to be given more power on German Boards and Dunlop warns that this "will upset a balance of employee representation which has worked successfully in the past."

It also condemns the Common Market's new proposals on the subject, as "facile and dangerous," because the EEC suggests there is a "democratic imperative" in European industry—without analysing the basic purposes of companies. "An enterprise consists of more than those employed in it," declares Dunlop.

John Elliott

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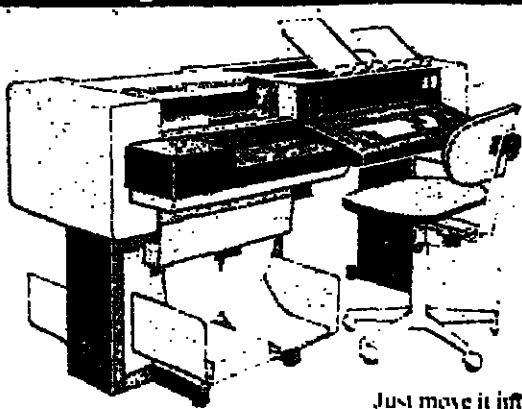
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TUESDAY, MAY 18, 1976

The boom in exports

THE RENEWED WEAKNESS of sterling on the foreign exchange markets yesterday was partly a result of the strength of the dollar, but partly also a reaction to what were evidently regarded as the disappointing April trade figures published at the end of last week. It is true that the current balance of payments was in surplus to the extent of £104m. in March and back into deficit to the extent of £135m. in April: the apparent shift for the worse is considerable.

But the deterioration was entirely on the import side, and here two special factors have to be taken into account. In the first place, the same random factors which had made the March figure so freakishly good—notably, low imports of diamonds and crude oil—reversed themselves in the following month. In the second place, the weakness of sterling during the month caused an immediate and sharp increase in the cost of imports, the volume of which (at least so far as industrial raw materials and semis are concerned) is now beginning to rise as industrial production begins to recover.

If one takes account of these special factors, the rise in imports between the two months becomes much less striking. In fact, the current account deficit amounted to only £155m. in the months February-April against £268m. in the preceding three months. The balance of payments is improving faster than expected even quite recently, and that because of the performance of exports.

British Leyland

The fall in the exchange rate which has put up the cost of imports has simultaneously improved the competitiveness of U.K. exports, and U.K. exporters have not been slow to take advantage of the opportunity. British Leyland's half-year statement yesterday, which showed that the value of exports had risen by 34 per cent. over the same period of the previous year, is striking but not unmatched. A growing number of smaller firms have begun to experiment successfully in export markets, where profit margins are controlled by competition rather than statute, and the result is apparent in the trade figures, though the advantage

A chance to take

An export-led recovery of this sort is precisely what successive governments have sought but failed to achieve for years past. Now that it seems to be under way, it should be given every possible support—which means, in particular, helping to keep industrial costs down and ensuring that export demand is not frustrated either by easier selling conditions in the home market or by shortages of productive capacity. The new incomes policy, to which the Government attaches so much importance, will help to keep costs down while output is rising so long as it sticks—so long, that is, as productivity is rising and the level of unemployment has not begun to fall precipitately. Restraint in pay increases, combined with rising prices, will also help to control the growth of consumer demand. The two other requirements, first, that the Government should be ready to cut public expenditure further as the private sector's demand for resources rises, and that the Price Code should be amended in such a way as to make more capital investment more attractive. Opportunities of the sort we seem to have at present do not occur so often that the Government can afford the least risk of wasting them.

New links with Mexico

THE INTERNATIONAL position of Mexico, as brought out in the current report of Canning House on Britain's trade prospects in Latin America, is likely to get a good deal stronger in the near future as a result of the country's emergence as an increasingly large exporter of crude oil and of refined petroleum products.

The short in the arm that oil is giving Mexico is all the more important in that it comes after a long period in which the Mexican trade balance was in heavy deficit. Parallel with this upturn in Mexican fortunes has come a renewed resolve by Mexico to diversify its foreign trade which in the past has been heavily dependent on the U.S. These two developments bode well for Mexican trade with the European Community and with Britain in particular.

Trade

This has been demonstrated in many ways. A few weeks ago the Mexicans mounted an ambitious and successful trade exhibition in Rotterdam, aimed at complementing the efforts of Mexican diplomats in Brussels to enlarge the market for Mexican goods within the Community.

As far as the specifically British interest is concerned, the popular regard in which this country is held in Mexico was amply shown during the Queen's visit to Mexico City last year. This has been followed up by a variety of developments ranging from the large financial and industrial deals such as those being signed in London this week to the less tangible but no less important growth in Britain's knowledge about what Mexico has to offer in fields of trade, culture and tourism. If Anglo-Mexican relations continue to develop with

Reaction

It will be up to his successor, Sr. José López Portillo, to turn his attention to the domestic scene. The prospect of social change in Mexico, much needed though it is, seems recently to have sent tremors of concern through conservative circles in Washington and produced a reaction out of proportion to the factors involved.

The member countries of the European Economic Community have generally taken a more liberal view about social problems in Latin America and the Caribbean than that taken in Washington. It could be that in many fields Mexico will find more understanding of its problems in the Community than in the U.S.



Mr. Yitzhak Rabin, Prime Minister

Mrs. Golda Meir, former Prime Minister

Mr. Shimon Peres, Defence Minister

Mr. Moshe Dayan, former Defence Minister

Mr. Yigal Allon, Foreign Minister

Mr. Abba Eban, former Foreign Minister

Soul searching in Israel

BY ROBERT GRAHAM in Tel Aviv

RARELY if ever in Israel's 28 years existence have its political leaders enjoyed so little popularity and such low credibility. One barely can hear a kind word about the Government. The politicians themselves have some pretty barbed things to say about each other.

The Government itself is weak, drifting without clearly defined or agreed policies on such key issues as settlement by Israelis in the occupied Arab territories. Long simmering differences of policy and personality are being dragged into the open, and the thin guise of unity binding Mr. Yitzhak Rabin's coalition is rapidly disappearing. Inevitably this atmosphere feeds speculation about a collapse of the Government.

When Mr. Rabin took over the premiership two years ago, he was welcomed as the symbol of a new era in which younger men would assume the mantle of the Founding Fathers. He was also seen as someone untainted by any of the criticism levelled at the leadership for the failures of the October 1973 War. This image has faded.

Mr. Rabin is criticised from all sides—not always fairly. His critics take him to task for his blunt military manner, his poor public image, his insensitivity to public feeling, and his failure to exert authority. An influential Israeli who had been offered a post in the Government remarked sarcastically: "Mushrooms grow under big trees. Now the trees have been cut down and we are left with the mushrooms."

Mr. Rabin's lack of authority has been highlighted by his handling of the explosive issue of Jewish settlement in Samaria, in the heart of the occupied West Bank. For six months the Cabinet has been unable to formulate a firm policy towards the unauthorised settlement of Kaddum by the Right-wing extremist movement, Gush Emunim. The decision on May 9 that the settlement at Kaddum be moved to another unspecified site merely ducked the issue.

Mr. Rabin himself has condemned Gush Emunim's attempts to establish permanent settlements in heavily

populated Arab areas. But he has been unwilling to risk a confrontation with his Right-wing coalition partners in the National Religious Party, who threatened to withdraw from the Government over the issue.

The matter has also brought to the fore differences between Mr. Rabin and his Defence Minister, Mr. Shimon Peres. It was Mr. Peres who made available a military site to Gush Emunim at Kaddum, and he has not concealed his support for the settlers. The feud has also been fuelled by Mr. Peres being blamed for the failure of Israeli intelligence to predict the overwhelming nationalist and pro-PLO vote in the West Bank municipal elections of last month.

These differences are encouraged by the existing system of leadership which consists of a loose troupe of Mr. Rabin, Mr. Peres, and Mr. Yigal Allon, the Foreign Minister. Mr. Yitzhak Navon, chairman of the Foreign Affairs Committee of the Knesset, has noted that all three are active in the same fields of security and foreign affairs. "The situation invites intense personal competition between them," he commented. "All the more so when one recalls that they come from, and represent, the three major factions which comprise the labour party—Mapai, Rafi, and Ahdut Ha-Avoda. The squabbling has contributed greatly to a growing disillusion among Israelis with the existing political system and with their current politicians."

At the all important psychological level, morale has also been affected by what one newspaper called "a disappointment with ourselves"—the unearthing of a series of corruption scandals; the class and social divisions in society; the decline in immigration; and the increase in the number of those leaving the country; the realisation that Arabs in Israel are not "tame" and the manifest failure of the occupation of the West Bank to produce after nine years a "third force" of Palestinians willing to treat with Israel.

Against this background, the determined policy of the Gush Emunim movement to settle Samaria and ensure that it becomes an integral part of

Israel has created the danger of serious polarisation.

The Gush Emunim settlers, without doubt, have the emotional support of most Israelis and certainly the political support of perhaps half the Knesset. Prominent doves like Mr. Dov Zakai, a Mapam member who is on the Knesset Defence Committee, believe that by having to run a coalition with Lebanon whose survival depends upon

Moshe Dayan, the former Defence Minister, Mr. Abba Eban, the former Foreign Minister, and Mrs. Golda Meir, the former Prime Minister. His attempts to reduce tension in the party were incidentally seen as another sign of weakness.

Mr. Rabin is further hampered by having to run a coalition with Lebanon whose survival depends upon

will either stagger along until the current negotiations with Washington to obtain \$1.5bn over the next two financial years. Economists believe the first step must be a savage cut in public spending by \$500m.—but only a strong Government can do this.

Secondly there is the political danger that the drift to the right and support for Gush Emunim will force the Government to take irreversible decisions on settlement (or decision which would appear provocative to the Arabs in the occupied territories) and produce a hard line attitude towards a Middle East peace settlement.

Gush Emunim's demand to settle Samaria is not going to subside easily. Mr. Yehuda Ben Meir, a spokesman for the NRI which gives full support to Gush Emunim, told me quite simply: "We shall increase Jewish settlements throughout the land of Israel."

The NRI brushes aside American opposition to such policy. "The U.S. has already objected in public—but that has not prevented us from building," Mr. Ben Meir said. Since 1967, 64 authorised settlements have been established in occupied Arab territory.

This drift towards a tougher line in a Middle East peace negotiations as a whole could be encouraged by Israel's increased military strength. The Israeli's military confidence, badly shaken in the October War, has recovered. The Sinai agreement has enabled Israel to acquire large quantities of extremely sophisticated equipment from the U.S., while its own fighter, the Kfir, is now in active service. Analysts believe that Israel again has the military edge of its Arab opponents.

But a blinkered view of a tough Israel able to hold out from a hardline stance is rejected by the more thoughtful Israelis. Mr. Rabin himself has warned the public to expect an erosion of U.S. support next year. In private many leading Israelis are apprehensive about the widening gap between Washington's perception of Israel's interests and Israel's own perception of these interests.

Annual servicing of the huge public debt now costs over \$1.5bn. The payments deficit is estimated at \$4bn. The extent of these apprehensions will not be Israel's economic dependence brought home to the public.

THE EIGHTH KNESSET

elected December, 1973

PARTY	% VOTES	SEATS
Labour-Mapam Alignment*	39.7	51
Arab Lists affiliated to Labour*	2.4	3
Likud	30.2	39
Independent Liberals*	3.6	4
National Religious Party (Mafdal)*	8.3	10
Religious Torah Front	3.8	5
New Communist List (Rakah)	3.4	4
Civil Rights Movement	2.2	3
Moked	1.4	1
Others (total)	5.0	—

* Members of ruling coalition



"deepened the emotional fear of the vast majority."

"People are afraid that trying to make peace with the Arabs is just not worthwhile and feel that it is better to stick with what they have got," he says. There is also a sense of fatalism about negotiations with the Arabs. "They will not accept Israel—and who knows what will happen to the State, so why not settle wherever we can," is a sentiment not infrequently heard.

There are those who believe that there still is time to prevent any real polarisation. Mr. Zakai said for instance: "Even today if the Prime Minister stood up and made a realistic analysis pointing out the dangers of intransigence or of our \$4bn. deficit—I am sure he could get the support of 80 per cent. of the country." However, Mr. Rabin has little scope within which to act. He is hampered by the presence of three major figures of the Labour Party on the Government—Mr.

the support of the 10 members of the National Religious Party in the Knesset. The coalition has an extraordinary range of views on any subject, and a consensus is difficult to achieve and requires time. The resistance to movement inherent in coalition Government, which is almost inevitable under an existing system of parliamentary representation that safeguards minority groups, has led to calls for a change.

Six leading figures, both inside and outside politics, were interviewed recently by the Jerusalem Post and all agreed that the system had stopped functioning.

There is some talk of a presidential style system with a Prime Minister elected directly by the people. Mr. Meir Amit, the respected head of Koor Industries, believes this is the way to strengthen the Prime Minister's authority.

But such solutions are not for the short term. This means that Mr. Rabin's Government

MEN AND MATTERS

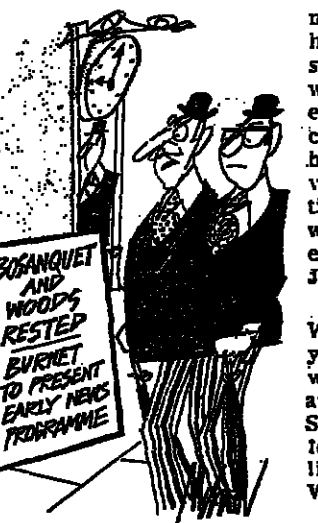
Chinese City deals

The Bank of China has completed the property deals made necessary by its expansion in the City of London and sold its old premises, London Stone House, for £2.6m. The growth of China's trade with the outside world had, as I have noted before, raised its London staff to around 150 and the larger premises the bank found were stockbrokers J. and A. Scrimgeour's old headquarters by the Mansion House.

The stockbrokers and the Communists did business with no trouble, but what Scrimgeour was selling was a sublease, and the landlord, Property Holding and Investment Trust, felt less happy about its new tenants. As State bankers they might. Property Holding felt, pleased some sort of immunity if legal proceedings ever arose. So Scrimgeour and the landlords had a squabble about the stockbrokers' right to assign the lease, and Scrimgeour ended paying Property Holding £200,000.

Never mind, it still left Scrimgeour with over £200,000 from what the Chinese paid for the lease, and the bank then set about selling its old freehold premises. Its instructions to its agent, Jeffrey Young & Company, were to go for a simple sale. It did not want to get involved in letting, and treating London Stone House as an investment, or even letting it first and then selling to an institution. That, perhaps, would have smacked too much of property speculation.

By an odd coincidence, the buyers of the building (and a bit of London history, since, inset in the front of it is the Roman Stone from which the Romans are meant to have calculated all distances from the capital) are also Far Easterners, the Oversea Chinese Banking



"At one time they were content just to report the news!"

Corporation. The two, though on opposite sides of the ideological frontier, know each other well. Oversea Chinese, apart from its branches in its base of Singapore, in Malaysia and elsewhere, has also kept on two of its branches in mainland China established before the Revolution.

The Bank of China has, not at £2.6m., received as much for the building as it might have hoped: the asking price was more than £3m.

Scanlon coining

Hugh Scanlon, you may recall was at the centre of a considerable rumour last year over the business of elections to his Amalgamated Union of Engineering Workers. The fracas resulted in a High Court decision that president Scanlon should have no casting vote in the union's national committee. Yesterday the national com-

mittee, meeting at Scarborough, had to elect five delegates to the standing orders committee which handles AUEW conference arrangements. Four were chosen without any problem, but there was a dead heat (26 votes apiece) for the fifth position between leading Left winger Jimmy Reid and the equally prominent moderate John Weasley.

Ironically enough, it was Weasley who instigated last year's High Court action. So when the 26-26 result was announced, cricketering enthusiast Scanlon decided the issue on the toss of a coin. Make what you like on the powers of chance: Weasley lost.

Finally there

More than a year after it was first established, the Arab British Chamber of Commerce has finally decided on a drive to recruit its first members. A party led by the secretary general, Abdul-Karim Mudaris, is now visiting all seven rulers in the United Arab Emirates, and will also call on senior ministers and business houses in this Gulf federation. With Mudaris are two leading City bankers specialising in the Middle East, David Doughton-Horne of Morgan Grenfell and Frederick Leishman of Hill Samuel.

The ABCC was set up on the initiative of the Arab League and the Arab ambassadors to Britain to co-ordinate and simplify trade between Britain and the Arab countries. A moving force in getting it off the ground was Mohammed Mahdi Tajir, the immensely rich ambassador in London of the UAE, who is also a senior advisor to Sheikh Rashid of Dubai. The ABCC claims that the opening of its doors to the public has been delayed because it wanted to build up staff to

offer a full scale service from the first moment that people join.

With the obvious exception of oil the bulk of Middle East trade with Britain consists of British exports, and so the ABCC is likely to be of most benefit to British companies. But it is believed that the goodwill of Arab rulers and governments is essential before it can offer a good service to British exporters, and only after Arab members have been enrolled will the recruiting drive in Britain begin.

The Arab membership will embrace both state trading corporations (in those countries such as Iraq where the economy is under close state control) and private trading companies. It is planned that in each country the ABCC will establish links with the local chambers of commerce so as to establish a network of contacts throughout the Arab world.

At its headquarters in Berkeley Square the ABCC has assembled a staff of 35, including many Arabic speakers and experts on trade with individual Arab countries. When it is fully in operation, which it hopes to be later this year, the ABCC plans to specialise in giving information to British companies which want to establish markets in the Middle East, and to issue certificates of origin for goods produced in Britain and destined for the Middle East. At last.

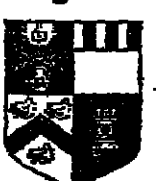
Tripped

Earlier in the month I noted the inappropriate fate of receiver-ship which had overtaken an Australian group called Future Development Corporation. Now, here at home, a liquidator has been appointed for the voluntary winding-up of a company named Watch Your Step Ltd.

COMPUTER OPENS NEW DOORS IN RESEARCH

Aberdeen University's new Scottish-built Series 60 computer system, to be delivered next year, will herald a new era in university research. A primary reason for the University's choice was the power of Honeywell's database system, coupled with the computer's ability to cope with traditional academic work.

The University, among the fastest growing in the U.K., is a leading authority in the database world: over 100 terminals will be linked to the new computer, providing researchers with access to information of common interest. And the Series 60 will provide facilities for the instruction of students in some of the world's most advanced computing techniques.



Aberdeen University

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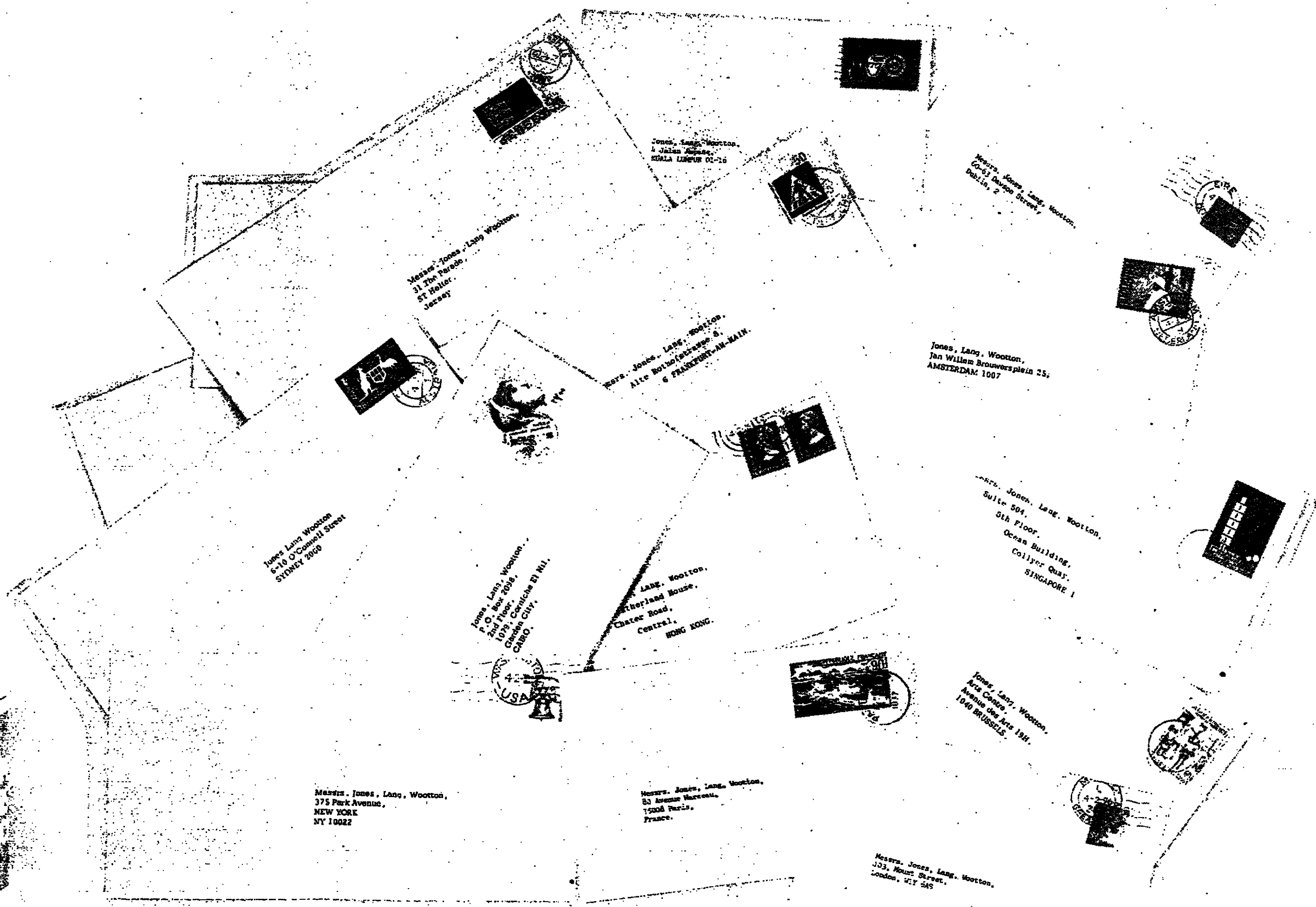
هكزان الأحمال

FINANCIAL TIMES SURVEY

Tuesday, May 18, 1976

International Property

Property markets worldwide have now felt the worst effects of the recent recession. In many countries it is banking practices which have been most affected by the drop in values. Already, in the healthier economies letting demand is recovering and investment interest has started to return.



For 4 days the FIABCI Congress will discuss International Property. Throughout the whole year all 30 JLW offices in 13 countries can keep you posted.

Europe: London, City & West End, Croydon, Glasgow, Edinburgh, Jersey, Dublin, Brussels, Antwerp, Paris, Rotterdam, Amsterdam, Frankfurt, Hamburg, Düsseldorf. **USA:** New York. **Australia:** Sydney, Canberra, Melbourne, Brisbane, Adelaide, Perth. **South East Asia:** Hong Kong, Singapore, Kuala Lumpur, Kuching. **Middle East:** Cairo. Associated Offices in New Zealand.



JONES LANG WOOTTON

Chartered Surveyors
International Real Estate Consultants

INTERNATIONAL PROPERTY II

Investors' spirits begin to revive

AS AN investment, property can only show the return which demand supplies. No one argues that demand follows a cyclical pattern and the present problems of worldwide property markets are, with the wisdom of hindsight, very largely based on capital values established on a peak of the demand cycle. That cycle is now, in almost all developed countries, thought to be pulling out of the recession trough. The evidence that investors are still extremely cautious about new developments in real estate is only evidence of the severity of the last crash.

The fundamentals of property investment, largely based on office demand, show little signs of changing. Most economies are still, despite the upheavals of the past three years, headed toward both a greater proportion of clerical workers in the population and an insistence by a less labour-intensive manufacturing and distributive industry that it is accommodated in modern premises.

But the debris must first be collected. This is both a matter of badly located (and often also badly designed) developments being ruled out of the investment equation, and also the acceptance that even on some of the soundest-based judgments of 1973 there is still some way to go before a profit in money terms, yet alone real ones, can be shown.

In France, where although some recent Paris office lettings have shown a marked revival in the market, the position is well put in the prim language of the *Département de l'Aménagement du Territoire*, biased in the sense that it is the Government agency for regional development but nevertheless hard to fault on its logic: "Over the past few years, substantial investment has been made in the French office property sector by holders of foreign capital, particularly British nationals. Although investment in office developments has been very spectacular in Paris, it has also affected certain provincial towns. The flow of

capital to this sector has been accelerated by large-scale demand due to excessive, continuous concentration of activities in the service sector in the capital of France.

"To alleviate the imbalance between Paris and the French provinces that has been engendered by this process, the authorities have adopted a set of measures aimed at controlling and slowing down office building and placing a brake upon the growth of the service sector in the Paris region.

Available

"The effects of this policy, combined with oversupply and the availability of unsuitable property resulting from the euphoria prevailing during the previous boom years, have led to the existence of a great deal of available office space in the capital, which is being disposed of only slowly."

Slowly is a fairly polite word to use of some office developments, particularly in East Paris, where the failure of Amalgamated Investment and Property Company, the first major British quoted company to go into liquidation, emphasised the extent of British involvement in the creation of the early 1970s boom in Continental Europe.

Although Amalgamated was a substantial developer and investor at home, it was almost automatically assumed, when its shares were suspended, that its immediate difficulties must stem from its £20m-plus development of 40,000 square metres at Porte de la Villette, Paris. It was also assumed, and this perhaps betrays the panic symptoms which are still around in property circles, that the lead banker supporting that development, Credit Lyonnais, must have been the one who pulled the rug from under Amalgamated.

In practice, the Credit Lyonnais, as deeply involved in property lending as the National Westminster was in Britain, was an unlikely candidate to betray sudden impatience with a large property group. It was, until

very close to the time that Amalgamated's Board decided that its assets no longer matched its liabilities, still hoping for an orderly solution of the Pacific Bureaux problem.

Major banks cannot, however, be expected to take a philosophic view of what are, after all, largely their own mistakes, for much longer. The ideal synopsis is, perhaps, that they allow any development company with a reasonable chance of extricating itself from difficulties at least another two years to let and sell their problem buildings. But there is already evidence in the United States that, apart from bank involvements with real estate investment trusts, a tougher line is being taken.

Far from waiting for the market to pick up, Citibank simply withdrew its \$53m. leasehold construction loan it had on the 1166 Avenue of the Americas building, turning the development back to the mortgage holders. There are, in Britain, some similar signs that U.S. banks, once the central banking authorities allow them to, will go in to claim whatever security they have on developments promoted by individuals and companies who are, in many cases, already bankrupt but subject to defensive moratoria or schemes of arrangement.

What appears as the logical solution to a reluctance of banks to fund future developments in the private sector is a slightly more adventurous support attitude from institutions. In this field the British, whose knowledge of commercial property is still respected in most countries despite the obvious errors of many of her developers, could well lead the way.

Partly this is a matter of the actuarial base system of her pension funds, against the pay-in and pay-out method used in many countries, and partly it is a product of the more developed sense of an investment market and of property as a savings medium than is true elsewhere.

The movement of British funds to invest abroad was, apart from the downturn in markets, arrested by the ending of the £1m-per-project-per-year allowance free of premium payments. In the intervening period back-to-back loans have seldom made sense, and apart from this difficulty in investing initial capital at sensible rates, there is a continuing reluctance on the part of gross funds to pay tax on rental income that they would not do at home.

The case for exemption is being chased through the back roads of the EEC Commission by several funds and eventually they will probably get their way. When this happens, and it may well be before the end of the decade, then whatever Britain's enforced exchange control restrictions, there must be a hugely increased incentive for pension funds to invest abroad, granted the fact that they are already running out of suitable properties to buy at home.

Insurance companies, with a flow of premium income already generated abroad, have already

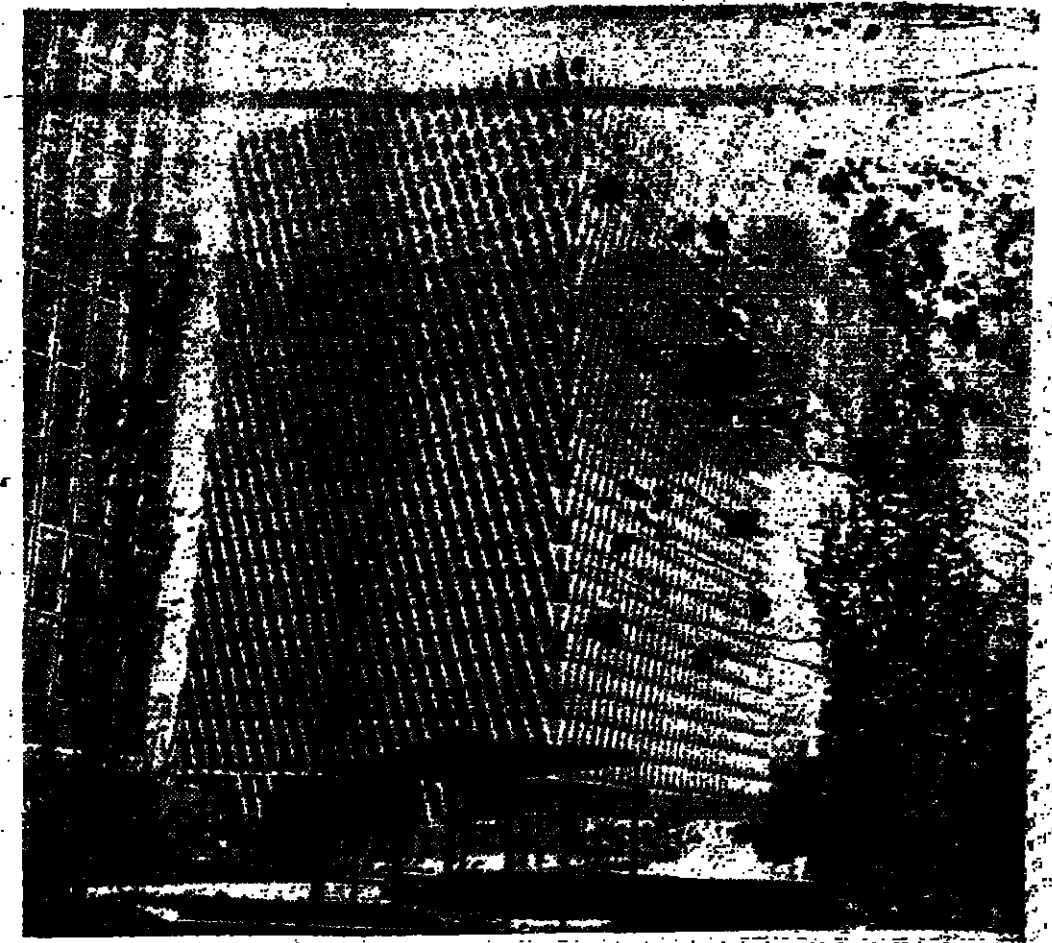
shown that interest in Continental investment in property is more than a boom phenomenon and, as detailed below, pension funds who can get money to the U.S. on reasonable terms are convinced of the logic of putting small proportions of their funds into the major capitalist economy.

Opportunities for development or investment companies are naturally harder to see now than the sort of long-term investments in which institutions are interested. They do, however, exist, as several articles in this survey indicate. It is possible that the particular expertise of British developers is, in one sense, suited most to the least-developed markets. For instance in Brazil, with the proviso that there is no long-term institutional takeout to rely on, there is the attraction of a

possible three-tier market in the course of one development and returns to the initiators as high as 40 per cent.

Such markets can, on the evidence of the past, only last a short time. The knowledge, backed by the wisdom of disasters which the British have now gained, may mean that developing-trading companies can flourish in such countries. In other developed economies, the future of property as an investment medium will almost certainly reassert itself as other inflation hedges lose their appeal to fund managers. But, in the absence of the banks as major property development lenders, those fund managers are likely, on a world scale, to follow the British pattern of being the major source of new investment in real estate.

Quentin Guirham



Stainless steel office block in Pittsburgh: there are opportunities in the sector for foreign investors, with local help.

Europeans tread cautiously in U.S.

THE UNSEEMLY invasion of Europe in the early 1970s by British property developers was made on the backs of those enterprising estate agents who opened offices in Brussels, Amsterdam, Paris and later in Frankfurt. But for the familiar faces of negotiators from Jones Lang Wootton, Richard Ellis, Hamptons and a handful of others, who met the early morning flights from London and whisked developers off on a tour of the available sites, it is doubtful whether many of them would have had the courage to cross the language barriers.

Probably because the European capitals offered such rich rewards and because the property markets there were comparatively unsophisticated, U.K. agents did not bother to move into the complex property markets of the U.S. It is very doubtful if any U.K. estate agencies can match the marketing skills of the U.S. property consultants and few have bothered to try.

With one exception—Jones Lang Wootton which has established an office in New York—U.K. estate agents have preferred to advise from their home base on real estate investment in the U.S. For this reason most British investors have appointed local consultants to advise on real estate purchases in North America.

The Post Office Pension Fund, appointed the Heitman Group, of Chicago, to find and manage investments on its behalf in the U.S., where it plans to invest some £50m. over the next few years in real estate. Electricity Supply Nominees, which has formed a special company, Eastern Realty Investment Corporation (ERIC) to invest in

U.S. property, has appointed the New York-based consultancy, Landauer Associates, as its adviser for its initial investments which are believed to have cost around £5.5m.

In both cases these U.K. pension funds had cash available in the U.S., the Post Office Fund through services provided by the P.D. and in the case of ESN from funds loaned to an American industrial company to set up in the U.K. Clearly no fund can afford to pay the dollar premium on its investments in the U.S.

Legislation

From the point of view of British developers, new and far-reaching legislation affecting investment by U.S. pension funds will allow funds to invest in real estate on a far higher level than previously.

Although pension funds in the U.S. have only some 5 per cent. of their total funds invested in property, and most of that in the form of mortgages, it is expected that under the new legislation investment in real estate will rise substantially. This sudden interest by the funds in property investment means that there will be a shortage of prime investment property, and many U.K. developers are looking at ways of stimulating a steady supply. But as most U.S. cities and towns are suffering from an over-supply of offices, developers are choosing their sites very carefully. They are anxious not to make the same mistakes as they made in Europe.

There is a marked difference between the type of investments bought by U.K. pension funds

and U.S. funds. This has already been noted in the case of ERIC and the Post Office Fund purchases, both of which were bought on an un-mortgaged basis.

In the U.S. it is the practice for investments to be bought with the benefit of mortgages, which are often assignable. In its recent report on the U.S. property market, Jones Lang Wootton point out that during the 1950s and 1960s, long term mortgages of 20 to 30 years were granted for 75 per cent. to 80 per cent. of the gross asset value on new developments.

These mortgages carried interest rates of between 5 and 8 per cent. and were self-liquidating over the term. Investments carrying the benefit of such favourable and often assignable mortgages clearly illustrate the potential advantages of such gearing.

For example, an office building in the U.S. might be offered for sale at \$1m. showing an income of \$100,000 after all expenses. With no financing on the property, the yield is 10 per cent. The same property could be offered realistically for the same overall price of \$1m. but subject to an existing assignable mortgage of \$700,000, fully amortizing over 30 years and bearing 8 per cent. interest. The constant annual payment required to satisfy the terms of the mortgage is \$61,800. The \$100,000 income clear of all expenses is therefore reduced to \$38,400, but, at the same time, the cash investment is reduced to \$300,000. The resulting "cash on cash" yield is 12.8 per cent. J.L.W. point out that this 2.8 per cent. increase in yield can be further improved by second financing. It is quite common in U.S. transactions for the ven-

dor to take back a "junior" interest mortgage which is subordinate to the first mortgage in priority and still remains unusual for foreign investors. Money advanced on such direct investments, through property to exceed 5 per cent. their total portfolio, is expected to rise substantially soon.

The Economist Intelligence Unit's survey on U.S. real estate commissioned by agents Hett, Daw, found that insurance companies have already begun to set up separate subsidiary corporations for the purpose of taking equity rather than mortgage interests.

Similarly, some insurance companies have formed venture corporations, or builders or developers. J. Hancock's subsidiary company, Hancock Development Corp., and Connecticut General, in a subsidiary, are both investing \$200m. in the parent company.

The Prudential of America has set up what it calls Property Investment Separate Account. This invests property ownership on behalf of a collection of pension funds. Prudential's example already been followed by Metropolitan and Equitable Life Insurance companies by several banks, notably F. National Bank of Chicago.

The emergence of the property unit trusts will add considerable new force to U.S. property investment market and any developer specially promoting scheme for onward sale to these funds appears to have an "ace" future.

But of course location going to be all important. Unlike the situation in the U.S. there is no one investment market. Real estate investment in the U.S. tends to be localised and any British development company entering the market should pay particular attention to location.

There are more than 30 cities in the U.S. with populations exceeding 1m. Three of these are New York, Greater Angeles and Chicago—three populations similar to, or greater than, that of London and nine cities have populations larger than the West Midlands or Greater Manchester.

Clearly New York is on the question as a location for British investment. It currently some 30m. sq. feet of empty offices and an annual take up curve running at around 3m. sq. feet there is going to be over-supply for many years to come. The only major growth appears to be the South and South-West region of U.S., centred on four or five scattered cities. Dallas, Houston, Miami and Atlanta. These benefit from movement of the older cities in the U.S. There appears to be real prospects in two or three locations, Denver and Phoenix.

Building for private industrial uses has also slowed. Developers are finding that business expansion is being undertaken at a much slower rate than a year or so ago and many urban centres have a large over-supply of industrial warehouse space. As a result, many of the major property companies are seeking projects in the U.S., which appears to be showing a better rate of recovery from the recession, and where better opportunities are believed to be available.

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Canada debates housing plans

ALTHOUGH CANADA has its share of companies concerned only in commercial property, many of its major groups include a heavy involvement in the residential sector and it is here that a fierce debate is in progress about future national policy. Although Canadians are better housed than ever before they never were more dissatisfied than they are at present. In spite of the fact that Canada ranks as the best or equal to the best housed nation in the world, its people expect better. Moreover the number of those who have incomes too small to afford to buy or rent housing on the open market remains substantial.

This is because standards of planning, architecture, environment, construction and servicing are so high that buildings are not able to provide modest accommodation for those Canadians who can afford no better. But there is not in fact a housing crisis, rather a poverty problem.

In the short-term the level of housing starts will be largely dependent upon the success of programmes recently introduced by the federal government under the Assisted Home Ownership Programme (AHOP) and the Assisted Rental Programme (ARP). Loans can be made to eligible applicants that are repayable over a period of years.

Under AHOP, buyers of houses within certain price ranges receive a subsidy in the first year to bring their mortgage payments down. In each of the next four years the subsidy is Canada,

gradually reduced and at the end of the five-year period, payment of the subsidy begins. The repayment schedule is also graduated. Under ARP, assistance follows the same pattern but it is spread over a 10 to 15 year period, with repayment starting after that time. In an effort to encourage municipalities to accept moderately priced, medium density development, the federal government has also set up grants of \$1,000 per unit to municipalities which approve this type of housing.

Reluctance

Although the programme has been cited as being too small a grant to offset municipal reluctance, it could have an appreciable effect. One area which is still uncertain, but which could dramatically influence housing across the country this year is the anti-inflation board's (AIB) stance on land and lot pricing. But it seems likely at this point that the board will opt for some form of market-value pricing of lots that would generally be accepted by developers.

In fact, the government incentives appear to be having a fairly quick effect on housing starts. In March, reached a seasonally adjusted annual rate of 251,900, which compares with the 230,000 units actually built in 1975.

But the AIB regulations and reluctance of most municipalities to cater to developers seeking to build modest priced units are not the only problems facing property developers in Canada.

Because a number of the larger property developers are foreign controlled, they have run into problems with the Foreign Investment Review Agency (FIRA). Under FIRA's regulations, new investments in Canada must be shown to be of "significant benefit" to Canada, although the agency has never spelled out its definition of significant benefit.

In Ontario, the provincial government imposes a 20 per cent. transfer tax on sales of land to foreigners and the provinces of Prince Edward Island and Saskatchewan have enacted legislation to "control" foreign land ownership.

As a result of the FIRA and the provincial land ownership regulations, two of Canada's largest developers have moved or are moving to Canadianise their operations.

Control of Trizec Corporation, which had been held by English Property Corporation, has been sold to a new Canadian holding company controlled by Edward and Peter Bronfman of Montreal. The Bronfman brothers operate through Edper Investments, an investment company owned by trusts established for them and their families by their father, a brother of Samuel Bronfman, founder of the Seagram company, the largest distillery in the world. A subsidiary of Edper Investments, Carona-Bancorp Incorporated, holds a fraction over 50 per cent. of the new company that has purchased control of Trizec, with English Property holding a fraction less than 50

per cent. of the voting shares of the new company.

The other Canadianisation move involves Abbey Glen Property Company. Discussions are being held between Capital and Counties, and Cadillac Fairview Corporation of Toronto over a possible acquisition by Cadillac of Capital and Counties' controlling interest in Abbey Glen. If the deal comes about, Cadillac Fairview, already the largest property company in Canada, would increase its real estate holdings in North America from about \$900m. to \$1.5bn. An interesting sidelight to the Abbey Glen proposal is that Camp Investments, a holding company for the children of Samuel Bronfman, is the largest shareholder in Cadillac Fairview.

Abbey Glen is in the midst of sorting out a number of problems. It has a large inventory of undeveloped land, some of it financed with short-term borrowings. But this has not stopped another Canadian group, the conglomerate Genstar also expressing interest in Abbey Glen. Both are now studying the company and are due to announce decisions on whether or not they will bid for the Capital and Counties interest early next month. While considered as Canadian under FIRA, Genstar in fact has fairly strong foreign ties. The Societe Generale de Belgique still holds a reported 21 per cent. stake. However Genstar says it has advised the authorities of its intentions and was told to go ahead.

Living with the restrictive

هكذا في الأعمال

INTERNATIONAL PROPERTY III

Australia starts on recovery road

OPTIMISM IS gradually returning to the Australian property market but there is still a long way to go before it can be said to have recovered from the boom and bust days of the early 1970s.

Faint signs of a recovery in the Australian economy from the worst recession in post-war history is behind the rising hopes. The most encouraging development for property is the steady decline in interest rates since the end of 1974 and the re-emergence of the institutions in the market as buyers. Actually the institutions never completely stopped buying but their rate of purchase slowed dramatically during the past two years and, with a glut of prospective investments, particularly in city office space, they became extremely selective.

While the outlook is improving, the property market is still in a deep trough. The most depressed area is commercial city office buildings, but the rural, retail, industrial and resort land markets are also poor. The private residential market is the most buoyant sector.

Shortly after a Liberal National Country Party coalition was elected to Government after three years of Labor rule, there was a marked rise of confidence among real estate operators. A survey carried out at the time showed that 81 per cent. of real estate operators expected their business to improve in 1976 against only 38 per cent. six months earlier and 41 per cent. one year earlier. Only 3 per cent. expected their business to worsen. While this euphoria has quietened down there is still a much higher degree of activity and higher prices for residences than 12 months ago.

The industrial sector stands to gain most quickly from any economic recovery as manufacturers expand. Interest is reportedly picking up strongly out has yet to be translated into a strong increase in sales. It will of course start from a low base as investment in industrial property has been near a standstill for the past two years.

The retail market has not performed so badly despite falling consumer patterns. However, many large retailers have slowed down or deferred expansion programmes, awaiting a definite upturn in consumer spending and economic activity.

Rural values are also generally poor, largely because of the collapse of the export beef market and relatively low demand for wool. The problem was highlighted late last year by one of Australia's largest pastoral groups, Marra Developments, which reported massive write-downs of its properties less than two years after they were written up. Marra had its properties on the market for months at depressed prices but found it hard to attract buyers. However, the rural market appears to be picking up with prices starting to firm.

Depressed

The commercial city property market is still easily the most depressed area. There is still a huge glut of available office space overhanging the market, much of it for sale by mortgagees who have taken possession as property developers fell by the wayside over the past two years.

Sydney has about four years' supply of office space "on the shelf," Melbourne and Perth three years, Brisbane two years and Adelaide only three months. The national capital, Canberra, is the only capital city where there is actually a shortage of office space.

Faced with the overhang of office space, rents for prime space in the central business districts (CBDs) have been adversely affected. Prime commercial rent in Sydney's CBD is around \$A8 to \$A9 a square foot against a peak of \$A12 a sq. ft. in 1970. Properties being sold are mainly yielding between 8 per cent. and 10 per cent., and in some cases as low as 7 per cent.

The commercial property industry is only functioning at around 80 per cent. of capacity, and this is because the public sector accounts for about 75 per cent. of the total contracts let each month. Starts by the

private sector are virtually nonexistent. In fact this situation is likely to worsen considerably in the next few months because of a stringent cost-cutting campaign instituted by the LNCP Government after it took office, aimed at reducing the huge \$A4,500 budget deficit incurred under Labor's social welfare experiment.

The Government scrapped plans by its predecessor to guarantee private developers that it would take a certain proportion of space in new buildings on the outskirts of Sydney and Melbourne, and at two planned country growth centres, Albury-Wodonga and Bathurst-Orange. It also placed a freeze on Government leasing plans for CBD space, because in the past 18 months the Government had accounted for about 80 per cent. of leasing in Brisbane, 50-60 per cent. in Sydney and 80 per cent. in Melbourne.

The plan was for private developers to undertake the constructions and raise their own finance. The Government would have the option to buy back some of the buildings at the end of the lease period.

On top of these measures Canberra has also postponed more than \$A130m. of expenditure on about 250 projects by the Australian Department of Communications Commissions and other Government bodies have also been deferred.

Leaders within both the property industry and the building and construction industry are alarmed. They claim that it will lead to the near-collapse of the building industry in a few months' time when the majority of the existing work will be completed. While there is room for some slimming down from the over-growth which took place in the boom times, if there is too drastic a slump the fear is that there will be insufficient capacity to meet demand when it picks up again. This could lead to an unhealthy surge in building costs.

The slowdown is evident in the statistics coming to hand. Only 64 contracts, worth more than \$A500,000 each, were let in March with a total value of \$A78.9m. This compares with 69 contracts valued at \$A78.5m. in February and 80 worth \$A83.8m. in January. Representations to Canberra for aid have been rejected.

In the commercial property sector there is very little work in the pipeline. In Sydney there are only two large office projects scheduled for completion in 1978 and two more in 1979. Many observers expect there will be a shortage developing by 1979-80, and even sooner if the economy recovers more strongly than expected.

Because of the acceleration in costs this would inevitably mean a sharp jump in rents. The very boom which created the over-supply also caused strong inflation in building costs which has raised the replacement value of existing office blocks. If the building industry itself is squeezed, as seems on the cards, it will further increase pressure for costs to rise. Higher rents and building costs could come suddenly. At present the overhang of space is stopping new building so that the impact of rising costs is not yet fully appreciated.

Values

However, the probability of a shortage developing with concomitant rising values for owners of existing buildings is not lost on the institutions. Hence the increasing interest in property.

It is estimated that the capital costs of an office project could be about \$A167 a square foot in 1980 compared with \$A67 in 1971. Moreover, outgoings (cleaning, servicing, etc.) will rise from \$A2.25 a square foot to about \$A3.53. To provide an 8 per cent. return, the gross average annual rent would need to be \$A19.75 a square foot; for a 10 per cent. return it would have to be more than \$A23 a square foot. The increase in costs has already been such that rents between \$A14 and \$A16.50

a square foot would be needed by 1977 to justify starting new office building projects.

Not all property observers are convinced that the market will accept such rental increases. They suggest that high rentals achieved during the mining boom in the early 70s for the small proportion of the available space distorted planning. These high rentals were used to project likely rates for the market and tenants might resist moving into new buildings seeking such high rentals.

The question of which theory is correct is of considerable importance to the large property developers caught with unutilised office space on their hands. Many of them are large

British groups which expanded rapidly during the boom heyday.

Chief among these is the Abbey Capital group which has more than \$A200m. invested in Australian property, mainly city projects. Abbey has run a direct stake in the group's open-ended support of Crown Agents would have already collapsed. Crown Agents has guaranteed to raise all the cash Abbey needs for its developments. This was a large factor in Crown Agents' own problems forcing the British Government to step in with plans to convert it to a public corporation.

Abbey has turned in a string of losses, the latest of \$A1.5m. in the six months to September 30, taking accumulated

losses to well over \$A10m. Abbey is now looking at a reconstruction of the group which could include offering equity to major Australian institutions. This would give the institutions a direct stake in the group's property investments, which are prime quality over the long-term haul.

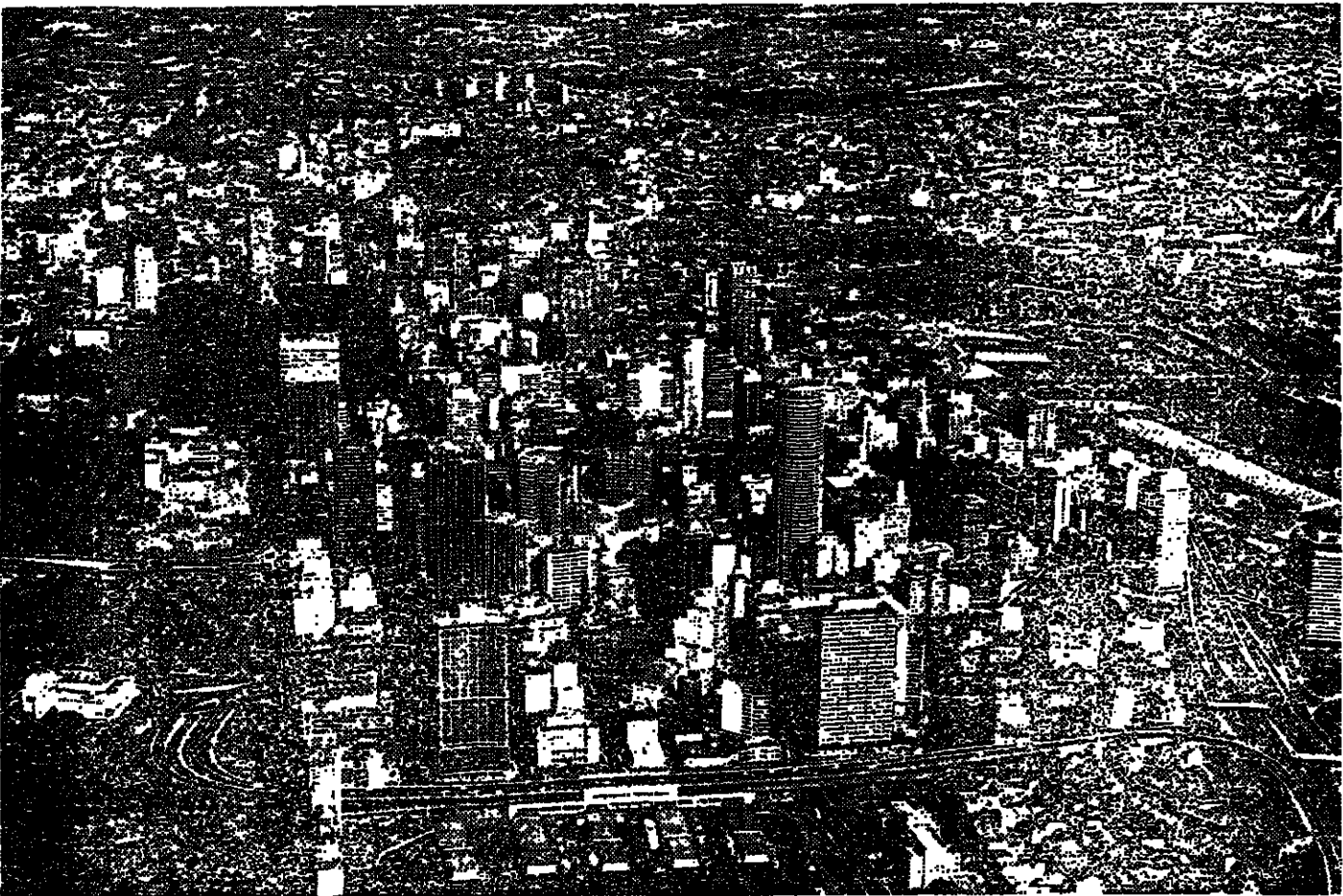
Losses

MEPC Australia, the local offshoot of the U.K. group, is another heavy loser to date. The company incurred a loss of \$A4.8m. in the year to September 30, which reduced shareholders' funds from \$A19.6m.

to \$A13.5m., including \$A8.5m. in share capital. Most of the loss came from provision to cover losses in an associated residential developer. MEPC also plans to reconstruct its capital by converting \$A9.2m. of short-term borrowings from the U.K. parent to 2 per cent. long-term subordinated debt. Convertible notes would also be converted to shares.

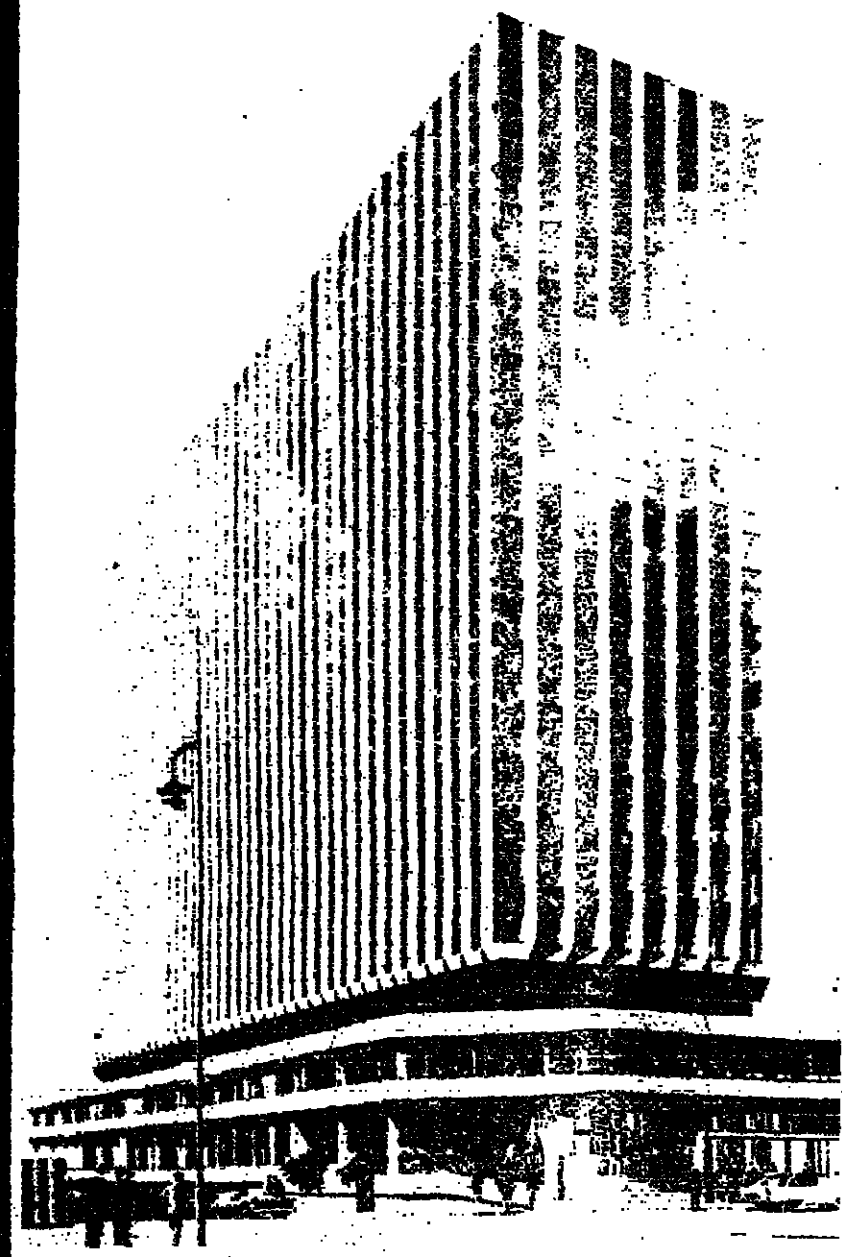
If these groups can weather the unavoidably difficult period for the next three or four years they stand to do handsomely when the demand for office projects picks up. The signs are that the industry is already off the bottom and has started the slow climb back.

James Forth



Sydney's commercial district: outlook is improving but market is in a trough.

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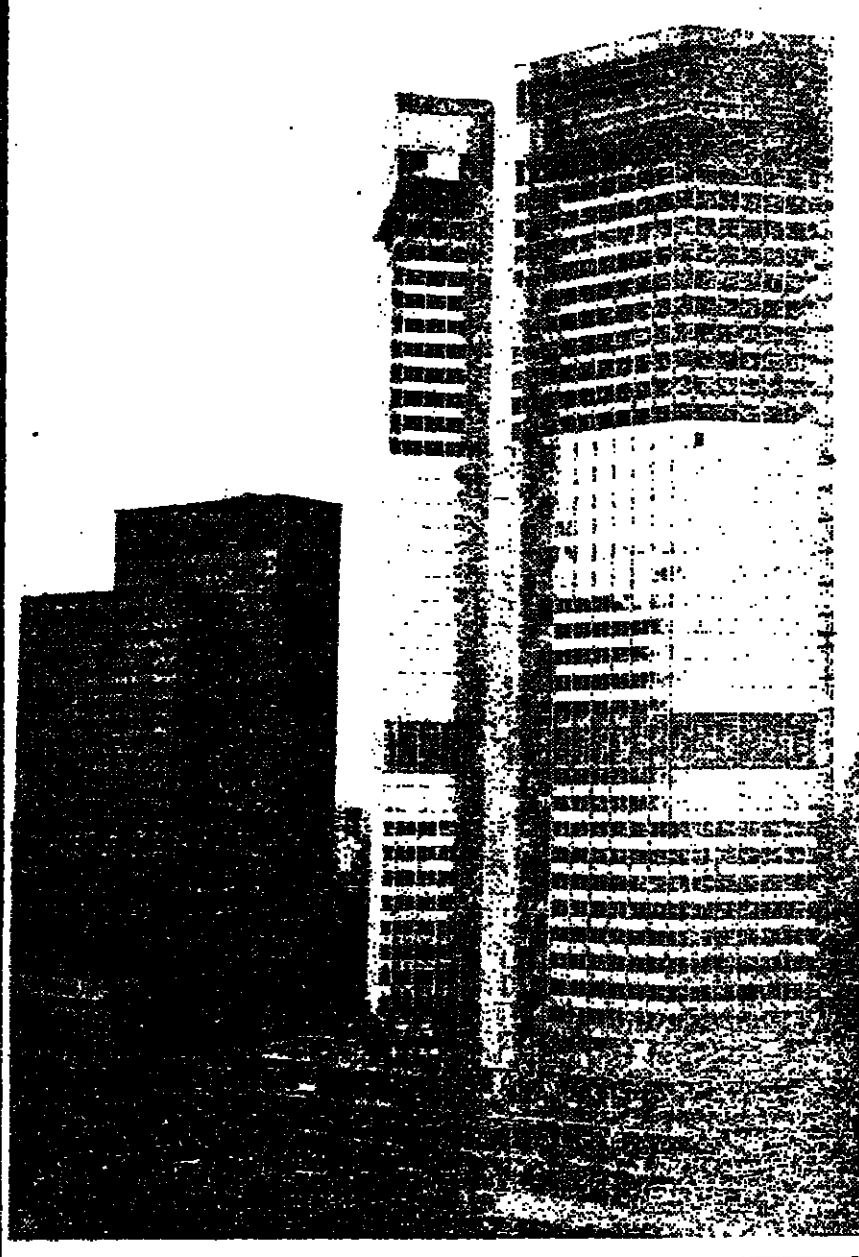


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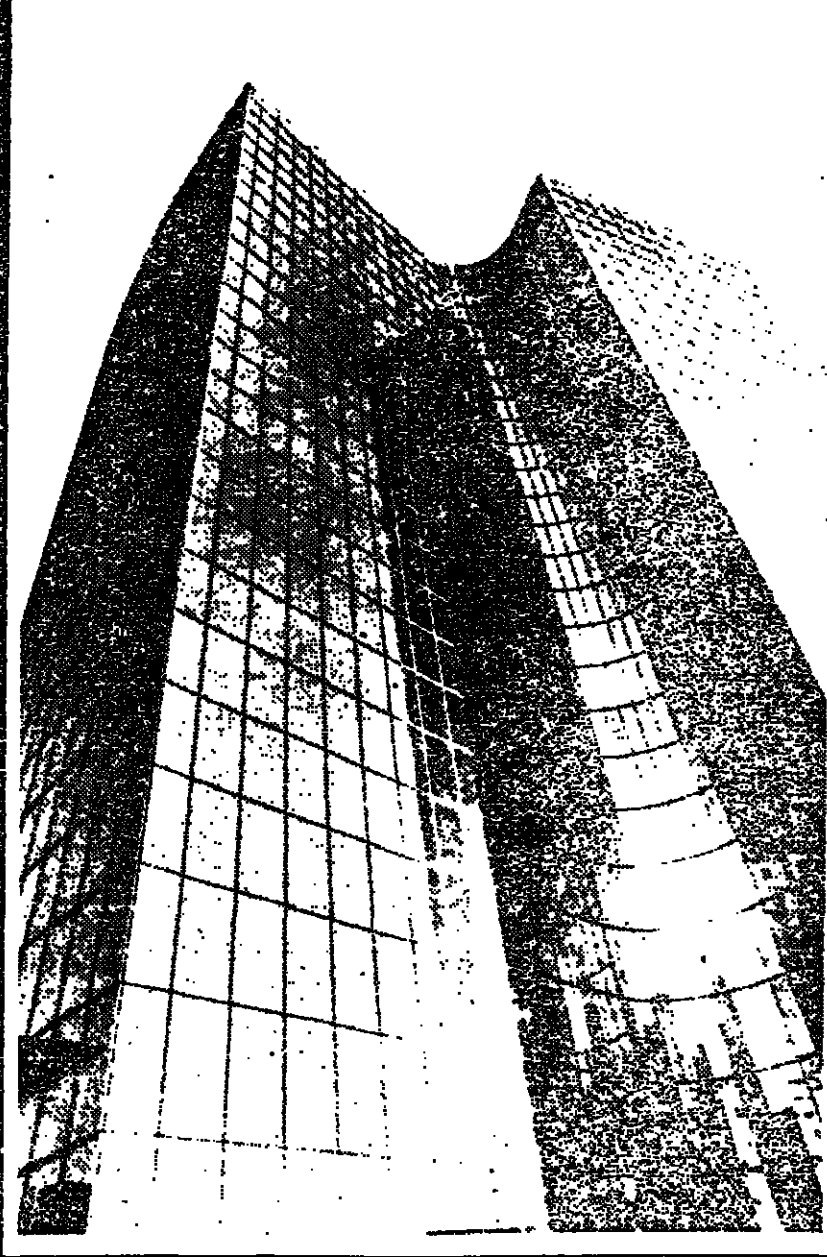
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Steady demand in Hong Kong

DEVELOPMENT OF property in Hong Kong has always been a quixotic and cyclical business. At the moment the cycle seems to be indicating a boom, but there are reasons for caution particularly about rental of offices and shop premises. At base, of course, the development of Hong Kong must be a profitable business. The demand is there: a growing, increasingly affluent population mainly poorly housed; foreign companies pouring in; new enterprises formed; too little factory space; too little land. In Hong Kong developers have

been known to make back their investment on a new building in four or five years. This was far from infrequent in 1973 and 1974. The largest developer in the Colony of 4.4m. people, Hong Kong Land and Investment, recently showed the value of a centrally-located plot of land by re-building on it for the second time in slightly more than 20 years.

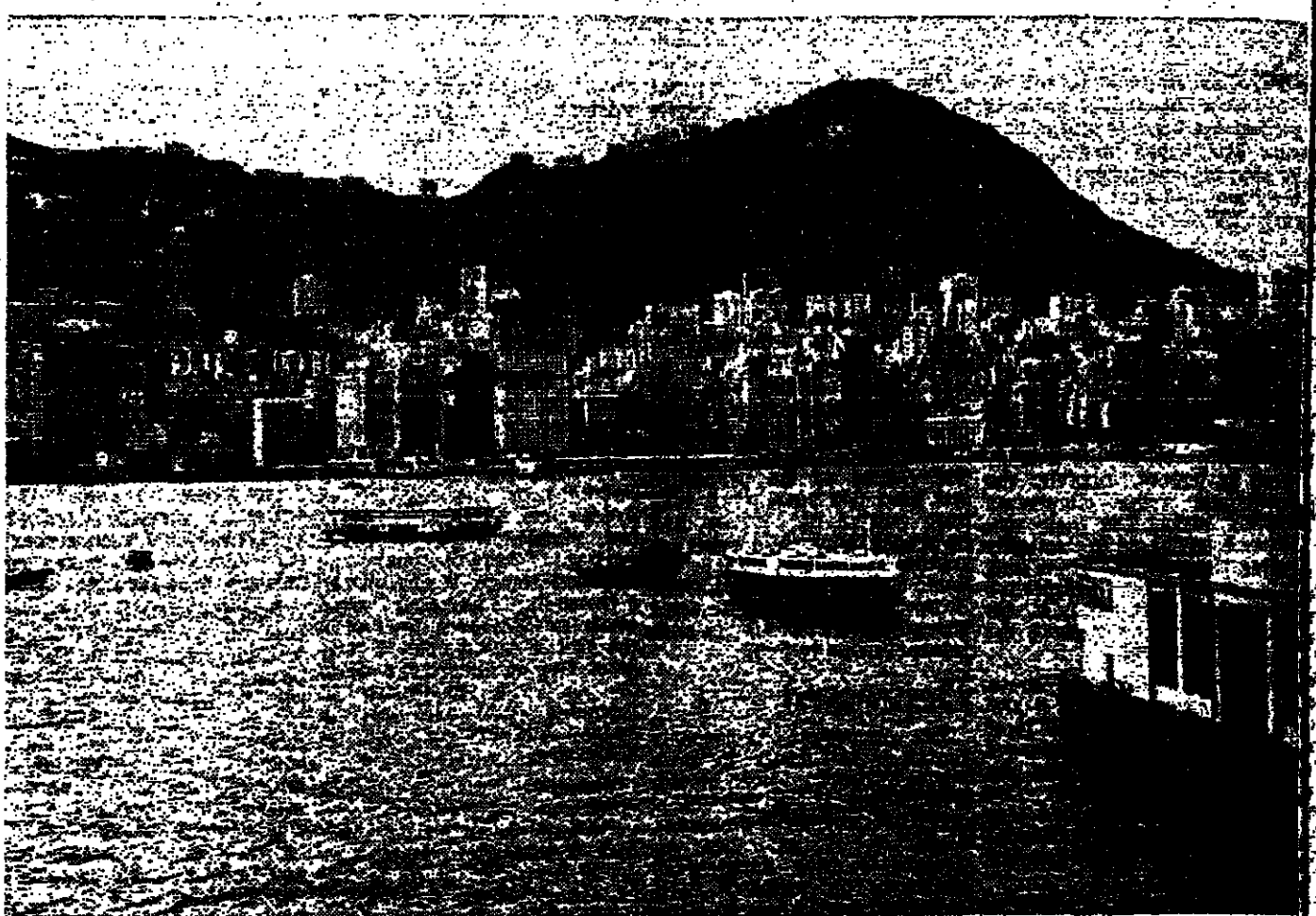
Land is one of the largest and most profitable companies in Hong Kong. In its 1974 annual report the former chairman, Mr. Henry Keswick, predicted no major change of earnings despite the world slump. He was right. The 1975 annual report announced profits of \$HK173.2m. compared with \$HK166m. in 1974. But that was a far cry from the 22 per cent. growth the company had made in 1974. What is more, much of the profit must have been contributed by Land's supermarket subsidiary, Dairy Farm.

Optimistic

Nevertheless, most developers remain cautiously optimistic. The general feeling was summed up by the Vice-President of the Real Estate Developers Association, Mr. Kwok Tak-seng, whose company, Sun Hung Kai Properties, is at the moment constructing 30 buildings. Mr. Kwok predicted an increase in profits for the company this year and an upward trend for real estate prices. "Lower and middle-range priced flats have been achieving very good sales," he said in mid-April. "Higher priced flats for residential purposes are also selling better, but at quite a bit slower pace."

Commercial properties, however, had exceeded the market demand. "This would mean that sale prices and rentals for commercial properties will cease to go up for a while." A survey by the Hong Kong Productivity Centre, announced last November, noted a 13-16 per cent. reduction of the selling price for flats in some of the lower income areas. Shop prices in the Central District of Hong Kong were down by 15 per cent. while the Kowloon area, which will be most affected by the construction of an underground railway suffered a drop in shop prices of 36 per cent.

Some other problems are affecting developers. Mr. Kwok asserted that a new policy by the Public Works Department, which approves both construc-



A view of the business centre of Hong Kong from Kowloon.

tion plans and finished buildings, makes it more difficult for developers to predict when a structure will be available for occupancy. Mr. Kwok conceded that the reason for the delays on the part of the examiners of three years. In mid-April work on building sites slowed because of shortages of cement, caused by a sharp increase in demand. In March, 68 new building plans were approved and permission was granted for construction to begin on 53 projects including an oil storage terminal, an extension to a hospital, and a home for the aged. The usable floor area of buildings completed for that month, the last of which figures are available, was 1.47m. square

feet. Last year only 367 buildings were actually constructed, at a cost of \$HK1.3bn. compared with 533 buildings in 1974, costing \$HK1.5bn. and 580 the previous year, costing a total of \$HK1.6bn.

In spite of this decline, the Government's latest annual property review announced that there is 2.5 times more office accommodation vacant than there was at the end of 1974. Office accommodation completed in 1975 amounted to 2.7m. square feet. On the other hand, the supply of vacant living accommodation dropped by 25 per cent. and the property review said that there was a substantial drop in the vacancy rate of factory space.

It seems obvious that developers will be far more active this year than last. The Government property review forecast that there would be a 30 per cent. rise in building completions this year, and that the figure would increase again by 23 per cent. in 1977. The increase in construction projects has driven up the cost of land sharply. One Legislative Council member charged that the price had risen too fast, citing a \$HK650 per square foot charge for industrial land this spring.

Since most land is owned by the Government, this was in effect a plea to release more land to stop industry from stagnating. The official view, however, is that land must be sold at a profit. An exception can be made for special industries of interest in developing new technology and the Government has

started work on Hong Kong's first industrial estate, the first stage of which will be complete next year.

It is perhaps the Government's high activity in housing construction that is most troubling private developers. The Government is by far the biggest landlord in Hong Kong, having housed nearly 50 per cent. of the population. There were at the end of last year 347,600 public housing flats. Some developers are concerned that the announced plans to complete 5,000 more houses for sale in each of the next few years to those with family incomes under \$HK3,000 per month will cut into their business.

In reality, however, the Government's plans to sell homes—in addition to the thousands of flats rented—will not conflict with the normal sales of developers. The market aimed at by the Government is poorly served by the private sector which, as is usual in many parts of the world, has placed great stress on luxury accommodation.

What may conflict with private companies are the Government's vague plans of the semi-private Mass Transit Railway to build housing on top of its headquarters in the Kowloon Bay area of Hong Kong. No one knows what kind of market the underground railway administration will aim at but it will want to make money. If it does, it may be at least help to keep underground fares at a reasonable level.

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Surplus in S. Africa

A DEVELOPER putting up an office building in Johannesburg to-day would have to obtain an annual rent of at least R9 a square foot to make it pay. The trouble is, however, that the going rent for new air-conditioned space in the central business district (CBD) is around R4.50 and is not expected to be much above that even in a year's time, when a building now under construction could be expected to come on the market. The reason is that Johannesburg, and Durban and Cape Town too, are all groaning under a vast overhang of surplus office space. One Johannesburg broker estimates that 10 per cent. of completed new air-conditioned space in the city is currently vacant—with a figure of 15 per cent. for old buildings. The amount of empty office space in Johannesburg is near 250,000 square feet and with an annual take-up rate a third of that the arithmetic is brutally clear—namely that it will be at least three years before that overhang is cleared away.

The reason, in fact, why a developer starting construction to-day would have to ask for R9 a square foot when he finishes is simply rising building costs. The cost of cement ex-factory has gone up 81 per cent. in the last five years. Steel went up 15 per cent. this month after several increases in the past few years. Much steel, because it is imported, carries the cost of devaluation as well as of overseas inflation. Lift costs have gone up 24 per cent. in the last five years.

Rents

Cape Town is in an even more parlous situation. Large projects currently under construction will result, says one leading broker, in a surplus of 750,000 square feet by the end of next year, so a substantial improvement in rents there may take even longer to materialise. Cape Town office rents are currently around R4.20 a square foot for new air-conditioned space.

Durban is also the setting for very large projects, begun in boom times, and now destined to come on the market in bad times. Over 1.5m. square feet of new space is due to be completed in Durban before the end of next year. The result of all this surplus is that rents have remained relatively stable while everything else has been climbing like mad.

Costs

This year building costs have been running at an annual rate of increase of 15 per cent. Coupled with high interest rates, it does not add up to an amenable property development climate. Jimmy Ward, managing director of S. Africa's largest listed property company, Retco (total assets R100m.), put the problem of the high costs of capital succinctly to a recent Property Owners Association congress.

"I have just completed," said Mr. Ward, "an exercise in which the development of a R31m. project with the land costing just over R5.8m. carried a capitalised interest charge of approximately R8.5m. This is what happens when long-term money is raised at interest rates of 13.75 per cent. plus the trimmings concerned with underwriting and raising fees, making the effective rate about 13.6 per cent."

Besides those market fundamentals, two other problems are nagging the S. African property industry.

One is the tough Budget presented by Finance Minister Owen Horwood last March. Company tax went up from an effective 43 per cent. to 49 per cent. and personal tax went up by varying amounts as well. The general consensus about the Budget is that it will hit corporate investment because it means diminished pre-tax

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INTERNATIONAL PROPERTY V

Developers stand back from Brazil

A S.M. British property company, recently invested \$50,000 in a Brazilian construction company through a medium-term loan arranged through associates. In internal property terms the deal is insignificant. Yet, according to the publicists, it is being regarded as "the vital spark" which could well touch off a multi-million pound investment boom in the Brazilian real estate market by British property companies.

Instigating

Enough, one reason for the fact that all publicity has not lured property men into doing more than investigating the Brazilian market. Only two British firms are operating in Brazil: Mackenzie Hill, in its own right and in schemes, and Westminster Properties do Brazil which is a consultant advisor. A problem has been that there are enough catches in the Brazilian market to make property men think twice. Foreign investment capital is not to the country by a law which prohibits repatriation of more than 12 per cent of post tax profits. Property men in this means an investment in Brazil is a sum of money which need to be regarded as an investment for several years. Capital base itself must be repatriated in the currency of the time of entry and the repatriation of that is a problem. It would be vulnerable to currency fluctuations. On the other hand these regulations have brought one wind. Major foreign companies already established in Brazil.

such as Volkswagen and British American Tobacco, now have such swollen capital bases as a result of the 12 per cent limitation that they have large amounts of surplus funds available for joint venture schemes with developers.

The banks too are keen to encourage foreign investors and can offer two to three year money for projects. Although the funds would probably cost 30 per cent a year, Brazil's unique indexation system, whereby everything is adjusted for inflation at approximately 30-day intervals, offers safeguards sufficient for most commercial concerns.

On the other hand there does not exist long-term institutional take out as a guarantee for the developer. Instead developers sell to the open market, often before seeking planning permission, and lettings or re-sales to users form a third tier. In this way developers' returns can be as high as 40 per cent since there is first a mark up to the investor and then a normal yield to the investor of 12 per cent, on lettings or re-sale to a user. A well-planned construction programme can give the developer a slice of both.

What all this adds up to is a situation which works very well but could come a cropper. For nervous U.K. property men the risks have so far loomed larger than the potential rewards. This view is confirmed by Robin Widows of the agents, Hampton and Son, who has recently visited Brazil. He believes that joint ventures with companies like Construtora Adolpho Lindenberg, who were the recipients of the London Sackville loan, are the answer. But he does not underestimate the risks.

There is, for instance, the political situation. Financial and commercial pundits in Brazil apparently take the view that the present government should have at least another

ten years' staying power. From a greater distance it is possible to be less sanguine.

In the meantime there is the possibility of further restrictive legislation which could make funds scarce or could slash returns. For example, credit restrictions are currently being mooted. At present there is no capital gains liability and corporation tax is a low 30 per cent. CGT could be introduced if speculators become a source of irritation and higher corporation tax could be one method of raising cash to finance Brazil's enormous foreign loans.

Economy

It is possible that the successful inflation juggling which goes on every month could get out of hand. The economy is not doing well. The first quarter balance of payments deficit was \$905m. against a forecast of \$800m. for the entire year. The much publicised "risk agreements" with foreign companies for oil and other mineral exploration may prove less successful than anticipated.

In the property sector itself there are also problems. It has been estimated that every day sees the start of 20 new development projects. This suggests that the sector is already overheated. There has been an over-supply of office accommodation in Sao Paulo and a surplus still exists.

Industrial development in the private sector is not very attractive as local authorities sell land to owner-occupiers at rates which make private speculative development uncompetitive.

On the plus side, there is no restriction on foreign ownership of urban land. Planning permission is readily available and unconfused. In Rio de Janeiro and Sao Paulo, for instance, each site has a predetermined zoning and guaranteed usage limit, although plans

in excess of the limit are said frequently to be approved if there is community benefit. Planning approval is said to take only three months.

The over-supply situation is more than balanced by the enormous (107m.) and growing population which is becoming urbanised at frightening speed. The demand for residential accommodation is apparently inexhaustible and while the two major cities, Rio and Sao Paulo may be commercially over-supplied there are three other cities of over one million population. Belo Horizonte, Recife and Salvador, which still offer potential.

The construction industry is well established, sophisticated and efficient. Marketing of properties is of excellent standard. Brazilian engineers, the closest profession to surveyors, have flexible methods of valuation and sound professional skills.

Construction costs are low, said to be in the region of £15 per square foot for good quality commercial space, and materials readily available which, coupled with the active private investment market, often means that returns on construction can be as high as 100 per cent. Residential development costs and the demand for accommodation frequently leads to profits on costs of 45-50 per cent in 12 months.

Rents for the best commercial space in Sao Paulo are about £4.70 per square foot a year for Avenida Faria Lima, which is said to be the new commercial area. £5 for the plain Avenida Paulista and £3.20 for the city centre on average.

Editor, Property Investment Review

Christine Moir



The financial district of Rio de Janeiro.

S. Africa

CONTINUED FROM PREVIOUS PAGE

prospects and less profits after tax. The tightening of liquidity may mean even higher interest rates, in which case even more property owners will be forced to reverse gearing situations, that means more forced sales and more pickings for the cash-hungry institutional buyers.

The other problem is the report of a commission of enquiry, known as the Driessen Commission (after the Secretary of Transport), into urban transport and the financing of mass transit systems. This report recommended, among other things, that rates on CBD properties be increased by 25 per cent to help raise money. Fortunately the Government White Paper on the report whittled this

figure down to 12 per cent, but it is still a worrying proposal. What the White Paper did accept without qualification were the two further proposals that tolls be exacted on roads leading into the cities and that parking be made much more expensive than it is now (R0.40 per hour on a CBD parking meter in Johannesburg).

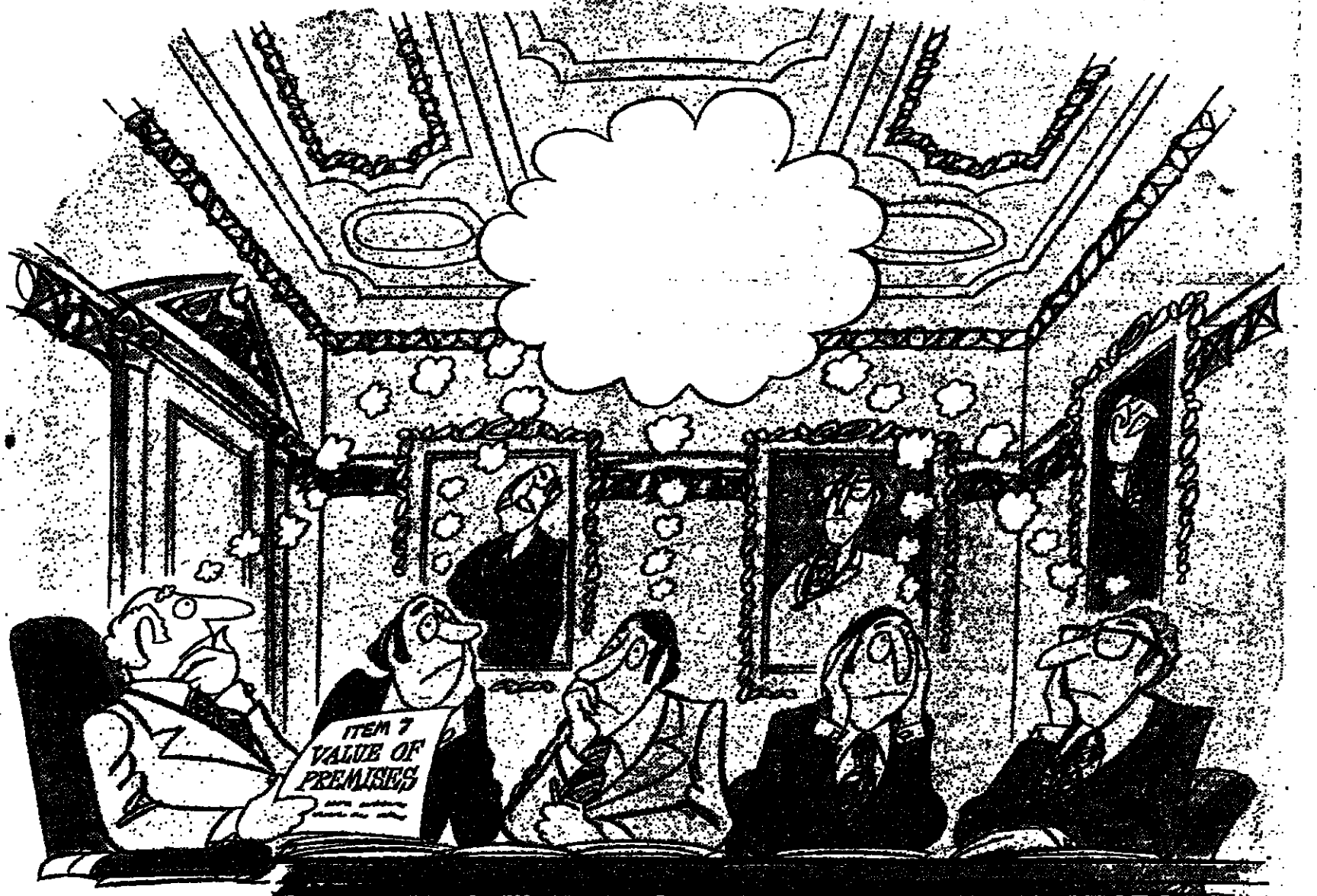
The one firm patch in South African property has been, and still is, the industrial sector. There are still good risks companies prepared to take long leases if their accommodation is put up for them or purchased from them. The institutions, both local and foreign-based, have been playing this market. Even here, however, yields for prime covenants have been

creeping up to around 11 per cent, from 9.5 per cent to 10 per cent a year ago.

This is partly a reflection of the difficult times and partly a result of the higher risk element now applied to all property deals since the Angolan war. That episode knocked investors' confidence. Some say it knocked it too hard and that any property sold on account of Angola would be a foolish sale.

Whatever political difficulties lie ahead for South Africa the argument is put that there are nevertheless some exciting, even boom, prospects in property once the supply and demand situation rights itself. The jostling for the best grid positions for that boom has begun.

Nic Stathakis



How little can you afford to know about one of your major assets?

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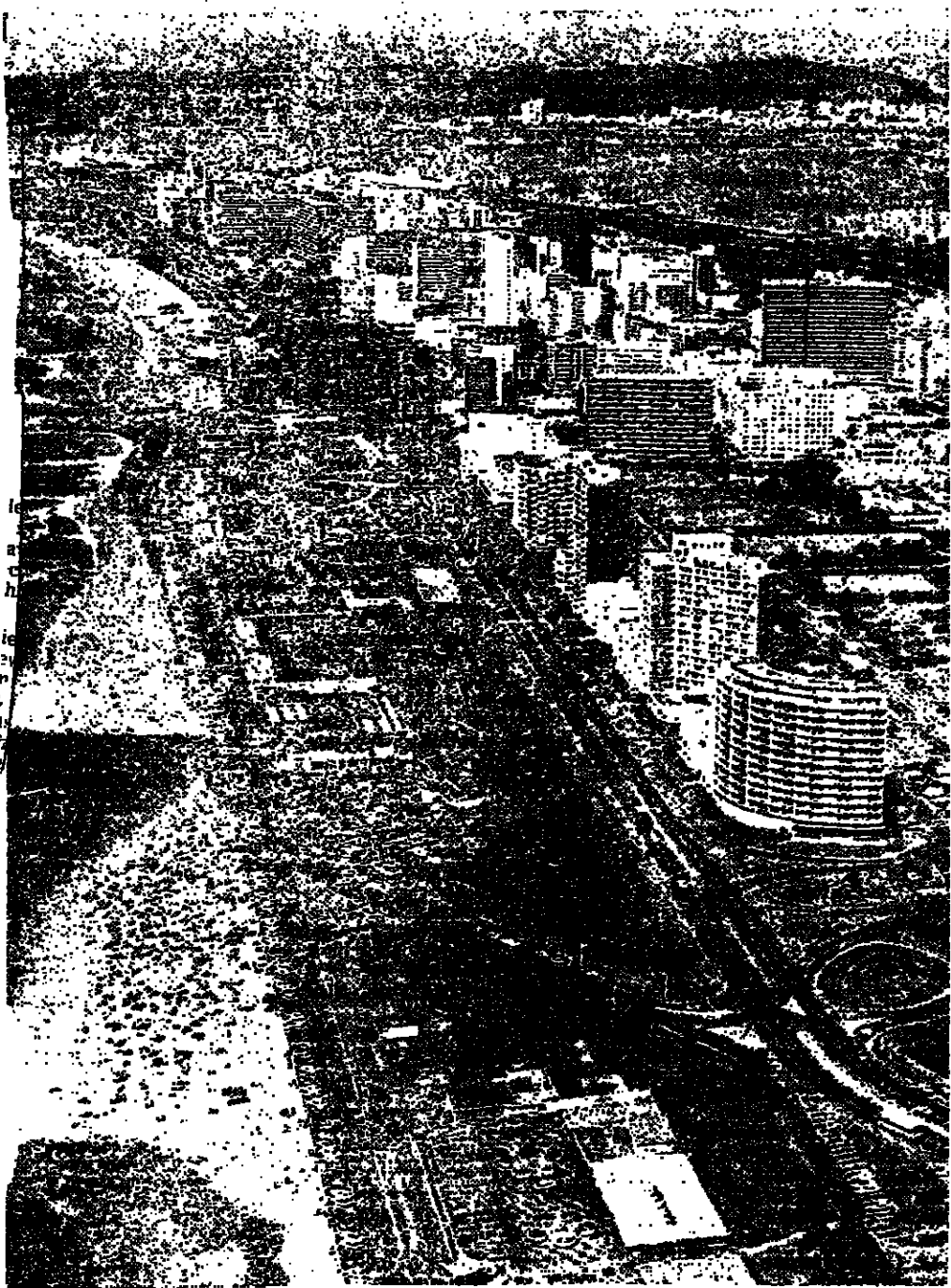
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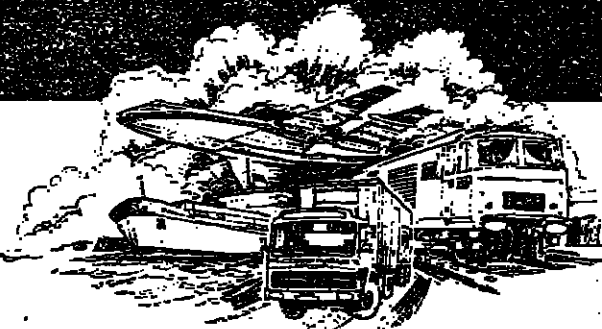
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INTERNATIONAL PROPERTY VI

Germany finds upturn elusive

ESTATE AGENTS' annual reports on the German property market for 1975 have been full of apologies. Twelve months previously they had been unanimous in predicting a significant upturn in all property sectors in lettings; investment activity and new developments. That upturn has proved elusive and the agents have been honest enough to say so.

In their latest reports, however, they are still forecasting an upturn but this time they are hedging their bets. A common phrase in the new reports is "cautious optimism" or, alternatively, "subdued optimism." To be even franker, the optimism is very subdued. The problem is that the grounds for expecting an upturn are much the same as they were a year before—a general overall improvement in the economy—and

that time the expectations were simply not fulfilled. Last year was a very difficult time for the German property market. A large number of German property developers went bankrupt and their projects, which were thrown back to the banks, have remained unsold.

Lettings—the key to the whole industry—were infrequent and at levels markedly below expectation. One German agent has estimated that only one British office block was let during the year. There are still a large number of unlet buildings in the other major cities, many in fringe areas where consumer resistance is particularly hard.

Where lettings have been achieved it has been a tenant's market and even the multinational companies seeking top air-conditioned space have been negotiating rents as much as DM5 per square metre per month below asking rents. From German companies the main demand has been for non-air-conditioned standard space and negotiated rents have stabilised at levels substantially below those of 1974.

Highest

In their annual report agents Weatherall Green and Smith describe highest office rents as being DM20-25 in Frankfurt except for a few exceptional units which have gone at DM30; DM25-26 in Hamburg; and a maximum of DM30 for the plums in Düsseldorf which these agents believe to be the healthiest office market. These figures are confirmed by other agents.

Warehouse and industrial lettings throughout the country have been difficult—one must remember that the concept of leasing is far from common among German industrialists. Though rents of between DM5 and DM6.50 are still being quoted (much the same as 12 months previously) actual lettings at these figures have been few.

The one bright spot in the market appears to have been in shops. Top-class retail accommodation has been in general demand and agents Jones Lang Wootton have monitored a growth rate in recent years of 15 per cent. per annum in open-market rental values. Top rents for small units in the best cities appear to be in the region of DM120-150 except for Munich, which retains its attraction as the premier shopping centre

and fetches as much as DM250 for prized small units.

On the investment front 1975 saw almost no activity except for isolated instances of owner-occupiers striking favourable bargains with hard-pressed property companies. Foreign investors have undoubtedly been looking at the market but completed purchases have been rare to the point of non-existence, while German investors, who have been creeping back into the market, still have their eyes fixed on their traditional favourites—residential property. One probable impediment for foreign investors is the traditionally low yields, according to Jones Lang Wootton around 5.5-6.5 per cent. for prime offices and shops at present.

Needless to say, the development scene is almost non-existent. Neither the falling mortgage levels (around 8 per cent. currently) nor the special construction investment grant of 71 per cent. of building costs has stimulated speculative schemes. And banks, having had their fingers burned, are reluctant to provide money for speculative schemes unless there exists a long term institutional "take out."

The problem of forecasting the future is really only a question of timing. In the long term Germany continues to offer sound prospects of secure, growing investment. To-day's drastic cutback in developments will mean a shortfall of accommodation long term. The economy is the strongest in Europe. The industrial base is sound. Investors will return. But when? Crystal-ball gazers are becoming more and more hesitant in giving forecasts. There are signs of an upturn in the economy but these are proving elusive to pin down to concrete facts. And the main economic indicators have recently had a habit of swinging wildly one way and another. For instance, in 1973 GNP showed a 5.1 per cent. growth. This sank to 0.4 per cent. in 1974, but in 1975, when a number of pundits saw encouraging omens, there was a 4.5 per cent. drop into a minus position. This year the prospects are for a return to a plus position, but nervousness shows in all the forecasts.

German industry has certainly lost its confidence and it appears to be slow in returning. Jones Lang Wootton, for instance, delayed another year. Even



Weatherall Green and Smith are the letting agents for this modern banking complex in Frankfurt.

despite predicting a "marked then the speed of the pick up recovery" in the commercial property market, noted in its annual report that the trend "will be dependent upon internal confidence in the German development projects, which will perform as the Government and other experts predict, then this could mean a substantial rise in rentals and a possible fall in investment yields."

Impetus

It looks as if industry will wait to see how the economy picks up before committing themselves to expansion programmes. Which may mean that the expected impetus in the property market could be delayed another year. Even

cities (perhaps with the exception of Düsseldorf) with a considerable over-supply for the next two years at least, although much of this will be concentrated in fringe areas it will tend to suppress rent levels generally. The retail scene continues to look bright with major investment activity likely for new fully let shopping centres, as small development schemes being undertaken in choice areas.

In the long term the present recession makes Germany a very attractive place for investors, but they will need all their courage to play the currency game when the snake is as slippery as it promises to be for some time.

Christine Mour

Crowded Paris sends developers to regions

THE RUSH of the early '70s into France has turned a full circle and there is now an outward movement, which is not quite of the same proportions as the inward rush, is just as spectacular.

Few British property companies can claim that their investments in Paris have been profitable. In fact many projects entered into in the heady days of 1971-73 have been an utter disaster. Those developers who bought sites along the Boulevard Peripherique have found that, despite the pressures on office space in inner Paris, there has been no real outward business movement. Decentralisation does depend on good communications being available with other parts of the central area. Unfortunately the new Paris ring road has proved to be just as congested at peak hours as the inner ring road.

Recently the downward movement in Paris lettings has been halted and there is some significant movement in the letting market. This has been mainly in the central area where small office suites have been quickly taken up. There has been no marked improvement in the situation on new office areas such as La Defense where the latest crop of completions has been in speculative offices. These huge blocks are now being sold off as they are let, mainly to Middle East buyers.

British property interests in France began with the entry of housebuilding companies, that moved to the market in 1965 and left before the commercial developers entered. John Bell developed houses at Tourna-en-Brie to the east of Paris. Carlton Homes, a subsidiary of London Merchant Securities, built two residential schemes on the outskirts of Paris, and Guildway built some 400 houses on the Paris outskirts.

Many of these early residential schemes took a long time to sell and most of the residential developers gave up long before the residential market in France improved.

Then came the commercial developers. They moved in quickly and were soon buying every possible site in central Paris. When these were all earmarked they went further afield to the less favourable districts of the city.

English Property Corporation, then known as Star GB, undertook one of the largest commercial complexes on the Paris outskirts. This was at La Bourdonnais, where some 600,000 square feet of offices has been built. Much of this huge complex remains unlet.

The collapsed Amalgamated Invest and Property built a massive 400,000 square feet block at Porte de la Vilette, on the Paris outskirts. Interest charges on this scheme contributed in no small way to the ultimate fall of the group.

Which combined with over-supply and the availability of unsuitable property resulting from the euphoria prevailing during the previous boom years have led to the existence of a great deal of available office space in the capital, which is being disposed of only slowly.

This position is, however, no obstacle to the growth of the office building market, since slowness in the capital is offset by the substantial development of building in the provinces, where the dynamic energy and expansion characteristic of this sector will undoubtedly attract the attention of investors.

Whether the British developers will be among those attracted is doubtful. Their position in the home market is causing them enough problems and it is unlikely that they will be able to fund any scheme, however attractive it may be.

But the London estate agents, Savills, has formed a joint company with the French partnership Roux SA, a Paris-based consultancy firm, which makes it the 16th British estate agency to set up in France.

Mr. Mike Treays, a partner of Savills, said recently that he believes that this is the time to expand. "The boom has come and gone both in the U.K. and France. It is not going to be easy to get business anywhere. But the economy of France, while, not without problems, shows greater overall potential for free enterprise than elsewhere in Europe."

Savills clearly believes that there are opportunities for further office development in France, although they appear to favour the provinces rather than the congested Paris region. The French Government is trying hard to attract office jobs away from Paris and is prepared to offer considerable incentives in the form of subsidies.

The most important of these benefits are the subsidies paid to encourage the location of

Potential

Clearly the opportunities in the provinces offer a great deal of potential for British investors. In the past some have attempted provincial projects but few have specialised in the type of development.

Several British companies attempted schemes in the "new towns" surrounding Paris, so successfully, and a few have moved further afield to Lyon and Nice, but generally British property development has been kept within the Paris region to now.

Perhaps some development companies whose situation in the home market is sufficient buoyant may be able to take advantage of the opportunity which provincial France now offers.

Rory Ferguson

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INTERNATIONAL PROPERTY VII

Oversupply and rent squeeze hits Belgian market

THERE IS probably about a three-year supply of modern office accommodation available in the pipeline in Brussels. The property sector has had to cope with a number of metres of air conditioned accommodation is available and around 225,000 will become available during the course of this year. This will leave up to 400,000 square metres on the market after allowing for some take-up of space this year.

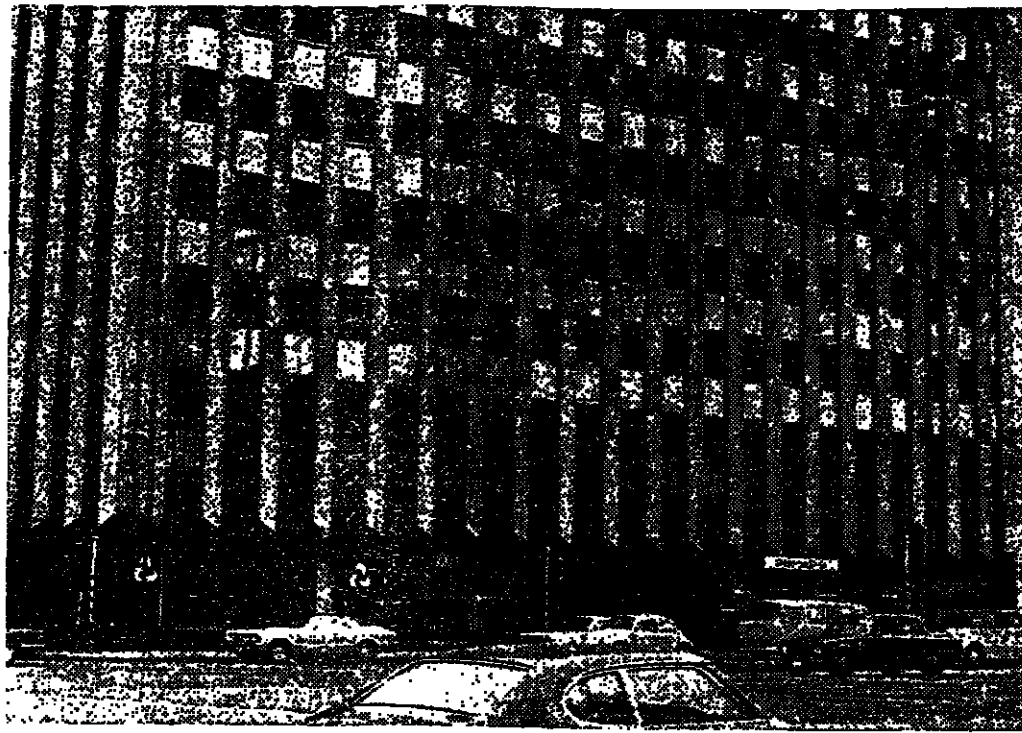
While this indicates a continuation of the over-supply position, it is also true that while the economic depression has hurt the property market sharply, it has never ground to a stop in Brussels. One of the reasons for this is the diversity of the market with the European Community and Belgian Government each substantial tenants, as well as Belgian commercial interests and foreign companies.

Although there was pressure on rents because of the poor economic position, nevertheless prime frontages have held up relatively well. Thus, the Quartier Léopold has on average been able to command rentals on either side of B.Frs.3,000 per square metre while Avenue des Arts frontages have still been able to achieve B.Frs.4,000 per square metre. This reflects in turn the continued preference for the Quartier Léopold for rented office space. On average, of the 250,000 square metres of space taken up annually, some 70 per cent is likely to be in the Quartier Léopold, the remainder being divided roughly equally between in-town developments like the Manhattan Centre area, the

There is an offsetting agreement with building federations and developers to let them match up commercial with residential development — an arrangement which would work against British developers who would not have residential schemes. Quite when this tax will be levied remains unclear, though some companies are now preparing with a dignified lack of haste, to prepare their returns.

Generally there is little prospect of development becoming profitable until the supply-demand situation has evened out. Even when what is in the pipeline has been absorbed there is likely to be a lag before bankers are prepared to finance development. With the substantial rise in construction costs a hefty increase in rents will also be required.

However, property companies note a recovery in institutional interest in property for investment, stimulated by the growth of Brussels as a centre. Institutional investors tend to be seeking long leases with stable tenants and their arithmetic tells them that buying now is probably cheaper than building later. Ideally they tend to be looking for an investment of up to B.Frs.150m, which would buy perhaps some 2,000 square metres of space, a relatively small office by Brussels standards, although some investors are interested in the bigger accommodation of up to 5,000 square metres which would cost, depending on the site, around B.Frs.300m. The yield on this type of investment has been



National Westminster Bank's premises in Brussels.

calculated at around 7 per cent. with the yield on industrial accommodation a couple of points higher. A further problem for the market is posed by the doubts over Belgian policy to regionalise its Government in the interests of permitting Walloon operations. There is also a doubt over whether any definitive regionalisation would lead to an exodus of administration from Brussels, dumping substantial amounts of space in the Quartier Léopold on the market, or whether the Brussels bureaucracy would remain in place to control the regional bureaus.

Outside Brussels there has been relatively little activity, often because of the nature of the market. In Antwerp, for example, owner occupation characterises the market, though take-up of rented accommodation has been relatively buoyant. On the industrial front a decrease in unit size has been noted, with a tendency to buy old buildings and refurbish. One of the main growth areas has been around the Brussels outlying road as a light industrial zone, while the motorway development towards Paris has helped the south of Brussels. Some property companies think that the rules which impose Flemish as a working language for company affairs in Flanders have deterred foreign companies which prefer the areas permitting multilingual operations.

David Curry

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Increased activity in Holland

THE GENERAL consensus among both Dutch and British property companies is that activity is picking up again on the Dutch market. The emphasis is still on the investment market, in response to the significant decline of interest rates in the past 12 months. For the rest of this year, most bankers anticipate a light increase in the interest rates, partially as a result of the expected heavy borrowing by the Government to cover its record deficit.

Agents in Amsterdam and Rotterdam report that, although there is still overcapacity in the office building market, developments have taken a turn for the better and the overcapacity is in the process of being mopped up. As for the shopping side, demand is described as very lively in prime centres. In the near future, Dutch consumer demand is expected to recover and this was confirmed by downward movement in the savings statistics for April. It is generally agreed that the industrial sector is giving problems, after being hit hardest by the recession. Investment activity by the Dutch corporate sector has been generally very low and an increase is not expected before the end of this year.

Transactions

Recently, a number of very large office blocks in the Randstad area have been taken out of the market, in a series of most important transactions. In Amsterdam, the Dutch insurance company, Delta-Lloyd—part of Commercial Union—has purchased from Rank City Wall a building along the "Omval" which totals about 30,000 square metres. Delta will be transferring staff there from various establishments in Amsterdam and from offices in the canal belt areas. This will make the position in that area of the city more difficult. The demand from the investors is relatively limited in view of the fear of high maintenance costs for the canal houses. Another problem is difficult access, with the central Amsterdam traffic problem worsening. There are proposals for a series of car parks in the centre but so far nothing much has materialised. The prospect exists of regulations making it even more difficult to take private cars into the city.

Recently, it was reported that the State Postal Savings Bank (RPS) had decided to purchase a new building, due to be opened

probably next autumn, called the "Amstel Centrum." It is located near the Amstel railway station and has an estimated 63,000 square metres of space. Local Press reports suggest that the purchase price is around Fls.115m. (about £23m.). The RPS deal is described as the biggest signed in the Dutch capital in recent years.

Another important transaction took place in Rotterdam this month when the Municipality, which had been looking at building schemes for some time, reached agreement on the purchase of the Euro-point buildings numbers two and three, as well as a large parking garage. The two buildings each have 31,000 square metres and the sellers were a partnership of a Dutch company and Town and City as the more important partner. The transaction, which should cost the municipality an estimated Fls.125m. (about £25m.) was described by the selling agents as probably the biggest Dutch property deal signed to date.

In its spring report for this year, Savills, the British property consultant, said that letting prices of modern air conditioned office space have moved only marginally, putting them between Fls.200 and Fls.220 per square metre. Higher prices have been reached, however, for certain transactions. The prices for office space not termed first class is put between Fls.150 and Fls.180, and it is added that letting prices for older buildings were increasing gradually to about Fls.120 per square metre. It is also noted that a number of major deals have been signed in the past six months, so the market is certainly not dead. There are relatively few new buildings arriving on the market, but in view of the extremely time-consuming planning procedures in Holland, which the authorities are trying to speed up, this may change towards the end of the year.

On the subject of shopping space, Savills said that, although activity is increasing, this was not clearly coupled to a significant rise in rental prices. It stated that in the smaller towns rentals are between Fls.250 to Fls.350 per square metre and Fls.450 and Fls.750 in the larger towns. Amsterdam continues to lead rates with rentals between Fls.800 and Fls.1,200. Savills noted that retailers are even prepared to pay up to Fls.1,700 per square metre to be present

in Amsterdam's leading shopping street, the all-pedestrian Kalverstraat.

Several agents, including Savills and Richard Ellis, said they were not very hopeful of a quick recovery of the industrial property sector which has been hit hard by the recession. "It is practically impossible to let industrial developments before they are in fact completed," Savills stated in its report. The demand for large industrial complexes is very limited and in the past six months larger establishments have had to be split up to be attractive in the current market situation. Typically for Holland, it is also pointed out that the number of industrial sites available is not very substantial, which has contributed to the rising cost of the land.

The rental prices of industrial property have remained nearly stable between Fls.55 and Fls.80 per square metre in the Randstad area. Recently Nationale-Nederlanden, Holland's largest insurance company by far, said in its annual report it was to concentrate increasingly on commercial property not only in Holland but also in Belgium, France and Germany. The company has traditionally been an important force in the market for building residential housing designed for letting. Now it will concentrate on residential housing for buying only as it and other Dutch institutional investors are finding the former market no longer financially attractive. They point out that the new rental and subsidy regulations by the Government will affect yields. A further indication of increased activity by the pension funds and insurance companies in other areas was also provided by the Minister for Housing, who confirmed recently that in the first two months of this year not a single application for the building of letting had been received.

The current year is also one not just for more foreign activity in the Dutch property sector—the market also remains fairly attractive from the currency investment aspect—but much more strongly the quest by Dutch companies to branch out into foreign countries. In its annual report just out, the BOZ company, which not so long ago was taken over by Nationale-Nederlanden, said that the end of its affiliation with Hammetson by no means meant it was to cut back on its foreign activity. It was aiming to achieve a balanced portfolio and a good

spread of its risks, in common with so many other Dutch companies, and it was looking to expand in the somewhat longer term particularly in areas such as Belgium, France and Germany and possibly outside the European continent. BOZ, which has Fls.224m. worth of investment property, has taken over the Brussels office of its former joint venture with Hammerson's and the annual report reveals there are also plans of opening own offices in the near future in France and Germany. Reviewing 1975 in its report, BOZ said there had been considerable office oversupply in Holland with rentals under pressure as a result. No new office projects had been started. Another Dutch company, Beleggingsfonds Onroerende Goederen, said in its annual report recently that the demand for good office space is expected to rise again in the short-term and it points out that in past two years there has been less new development in the office and residential sectors.

Inflation

As for the economic outlook for Holland, the inflation problem remains, though the Government is trying very hard to prod the trade unions in further restraint on the wages front. The important Dutch Central Plan Bureau, on whose forecasts the government bases most of its economic planning, predicts that wages will rise by 8 per cent. this year; prices should increase by the same level. Assuming the government manages to put through its various plans to counter inflation, the CPB predicts a better levels decline further to 7.5 per cent. and 5.5 per cent. respectively. Business investments, which were down 6.5 per cent. in the present year, could again show a rise of 5 per cent. next year.

The outlook is expected to remain strong among Europe's stronger currencies for some time to come even though the balance of payments surplus is artificially high, thanks to the vast income from the Dutch natural gas sales. The balance of payments surplus, which is expected to total some Fls.46n. in 1975, could reach Fls.8bn. in the current year. A persistent problem remains with the low level of profitability recorded by Dutch companies, which is translated into relatively few investments so far, an unusually high unemployment figure.

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INTERNATIONAL PROPERTY VIII

Gloom lifts in U.S.

FOR THE past year and a half at least the U.S. property market has resembled a state of siege, with desperate real estate investment trusts, troubled construction and development companies, anxious landlords and worried bankers all trying to hold things together until the economy turns around. The turn around has come, but it is still not certain that the state of siege has passed. Some observers feel that a debacle in some areas—particularly the real estate investment trusts—may yet ensue, so as the economic picture has improved quiet anxiety has replaced the tight-lipped terror of past months.

One area that is breathing more freely is residential housing. After taking its worst beating in 40 years, the housing industry at last sees at least a temporary reprieve from unsold and unfinished homes, and an all-time record for industry bankruptcies. Housing starts, the measure of the industry's health, have picked up for the first time in two years, and already the first estimates for the year are thought conservative.

Housing

Current hopes for total new housing run to something in excess of 1.6m. units, and perhaps as high as 1.8m., if the turn around holds together. Earlier estimates ran to 1.5m. for the year. Last year, housing starts hit a nadir of 1.17m. units, down from an unhealthy 1.35m. units in 1974, and more than 50 per cent. below the 1972 peak of 2.38m.

There are enough factors con-

tributing to the current improvement to warrant the guarded optimism the industry seems to feel. In the past, any cheery forecast has been only the proverbial grasping at straws.

First, good weather and an early spring gave the construction season an early start, and at long last money was generally available. Savings and loan associations and other thrift institutions (the equivalent of the building societies) have been

reporting increased deposits. In January federally insured Savings and Loan Associations reported a savings inflow of \$5.1bn., a record for any month. February recorded net deposits of \$4bn. and March was strong as well.

As this money became available, a combination of pent-up demand and greater consumer confidence moved buyers into the market. There, the next obstacle—and by no means a small one—is cost. The median price of a new home has risen to \$41,900, or simply beyond the range of what many families feel they can afford. In addition, banks, badly burned by their last round of easy credit loans, are applying stricter credit standards. Where the rule-of-thumb used to be that a family could comfortably support a mortgage at 2.5 times annual income, rising maintenance and fuel costs and tighter standards have cut that to 1.5 times earnings.

In response builders are offering "no frills" houses, cutting quality and extras in desperate attempts to hold the line on prices. The ideal range is between \$30-\$35,000, and houses that fall into that bracket have been selling quickly. But the American ideal of owning your own home, which is a reality for 65 per cent. of the nation, is doubtless becoming more and more difficult to realise. This looks to be a long-term problem for the industry.

Improvement in the housing picture is not universal. Some areas of the country, such as Florida and Atlanta, are still overbuilt. Some professional investors feel that residential housing is not a good investment at present, despite the better picture. For many the least attractive sector in housing remains multi-family dwellings. For them the rising management costs and fear of rent control makes this an area fraught with too many uncertainties to warrant the risk of costly construction.

Commercial

Uncertainty plagues another sector of the property market—commercial office space. New York City, for example, has had one of the most severely overbuilt markets in the nation. Some observers suggest that it will take eight to ten years before it recovers completely. The losses are expected to be more than \$1bn. before it is all sorted out. The past few months have seen an improvement, but when things began to fall apart in 1974, it was estimated that New York had more than 30m. square feet of excess office space. The final tally is not in yet, and companies are still taking write-offs and cutting their losses.

In what is thought to be an unprecedented move by a major bank on a major piece of property, Citibank withdrew from a \$32m. leasehold construction loan it had led on the infamous 1108 Avenue of the Americas, a headache of a building put up by Tishman Realty and Construction. The structure has been vacant for nearly two years, and Tishman had already taken a \$32.8m. write-off on the property.

What stunned the industry was that Citibank just walked away from the loan. It simply failed to pay property taxes and ground rent payments in January and February of this year, and thus turned the building back to the mortgage holders on the ground.

The big question remains. What does all this mean for the hard-pressed real estate investment trusts? The answer seems to be that nobody knows exactly. If, in fact, the turn around in the real estate market (or the bottoming out) is the beginning of a long term recovery, and

there are no assurances that it is, the trusts will still have a long uphill battle in order to survive. And they may have to fight it out with little help from bankers or the Government.

Last year at this time, it was assumed that the banks were committed to the survival of the trusts. Now, however, they are becoming restive and more demanding. As the economic climate has improved, banks in general seem less willing to sit by for five or ten years while the trusts struggle with their problem loans and pull themselves together. Many banks have shown that they do not want to carry the financial burdens. With loan agreements involving massive bank syndicates, numbering from 50 to 100 creditor banks, even two or three reluctant sponsors spells trouble.

Continental Mortgage Investors, which filed for court protection under Chapter XI of federal bankruptcy laws after defaulting on \$502.7m. of principal and interest payments, is a case in point. Bank of America, with a modest \$10.5m. in loans to CMI, led the resistance to a renewal of credit agreements. Crocker National of Los Angeles, with \$21.8m. in loans outstanding to CMI, and for 65 per cent. of the nation, is doubtless becoming more and more difficult to realise. This looks to be a long-term problem for the industry.

There were, of course special problems for CMI, not the least of which were numerous lawsuits from disgruntled borrowers. Nevertheless, the message was clear. Many banks are anxious to wash their hands of real estate investment trust loans and move on to better things.

Citibank, which seems to be clearing out its loan portfolios, accepted a swap arrangement with Chase Manhattan Mortgage and Realty Trust, and eliminated UMET Trust, are teetering on the verge of collapse. The At the time four banks bid question is, how many can go without bringing the whole aggregate of \$85.1m. in debt reduction and \$2.5m. in cash.

The Chase Trust, the nation's largest in real estate investment, has asked its shareholders to approve management power to assume non-trust status if that will enable it better to work out problem loans. Non-earning assets represent 71 per cent. of the trust's portfolio.

Banks are also becoming very cautious about the terms of subordinated debt. Audit Investment Research estimates that all trusts have about \$2.15bn. of non-bank senior and subordinated debt, with an annual interest of \$150m.-\$170m. The fear that default on these payments would push trusts into bankruptcy, drove the banks to pay interest to subordinated debt holders before their own demands were met.

Concessions

Now, when many banks have cut their interest rates to 1 per cent. or 2 per cent. on about 55 per cent. of their trust loans, there is growing pressure to ask bond holders to make similar concessions. Already First Mortgage Investors and Republic Mortgage Investors have modified credit agreements with bond holders. Others have already begun to follow, at the behest of their bank creditors.

But even when the staggering financial problems are sorted out, it looks to be a long haul for the trusts. Many of them have received lower interest rates, with the provision that contingent interest payments be made from earnings in future years. Audit Investment Research suggests this "effectively ties up earnings of some trusts until 1988," hardly an encouraging prospect for shareholders.

The more immediate concern for shareholders, however, is which of the trusts will survive, and which will follow CMI into bankruptcy. Two other trusts, Minneapolis-based IDS Realty Trust and the West Coast and Realty Trust, are teetering on the verge of collapse. The At the time four banks bid question is, how many can go without bringing the whole aggregate of \$85.1m. in debt reduction and \$2.5m. in cash.

Candace Cumiberti

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SOCIETY TO-DAY

BY JOE ROGALY

The case for several Little Englands

BRITAIN NEEDS a new constitution. The old one stopped working in about 1864. Since then the politicians civil servants and trade union leaders have been making up new rules as they go along: the most recent example of this was the debate in the Commons over the House of Lords.

The process is a continuing one. Last week the Conservative Party for the devolution of legislative powers to the Scottish Assembly, this week the House of Commons set up a committee to review local government finance (Chairman: Mr. Frank Layfield QC) to provide a fresh stimulus. Now it happens that large parts of this report have not been published, so we should wait for the full document before trying to assess what it says.

But what can be said in advance is that at best the Layfield Report will have to be regarded as simply one contribution to what is becoming an increasingly broad-based debate about the constitution as a whole. Many members of the Government, and some members of the committee, recognise that it would be foolhardy for any Cabinet to pick up such a report and declare, in the manner of Governments in more

settled times: "Right. We'll do this, although we have reservations about paragraphs 15 and 38 which we'll leave out."

This time the argument runs far deeper: it is of fundamental importance, even if you disregard the proposition that what is really at stake is the whole of our constitution and the future of local government alone. For just on that limited basis the simple acceptance of the Layfield proposals would inevitably repeat the mistake that was made when local government was so disastrously re-organised a couple of years ago. This mistake is so important that it needs spelling out.

Finance

It began in 1966 when the then Labour Government appointed a Royal Commission under the Chairmanship of Lord Redcliffe-Maud to enquire into the boundaries and functions of local government and the terms of reference did not mention finance. Not surprisingly the resulting report, complete with memoranda of dissent and many maps, said relatively little about finance, although both the report and the dissenting memorandum by Mr. D. Senior spoke of the need for new sources of income and recognised that councils could not be properly responsible if they did not raise most of the money they spent.

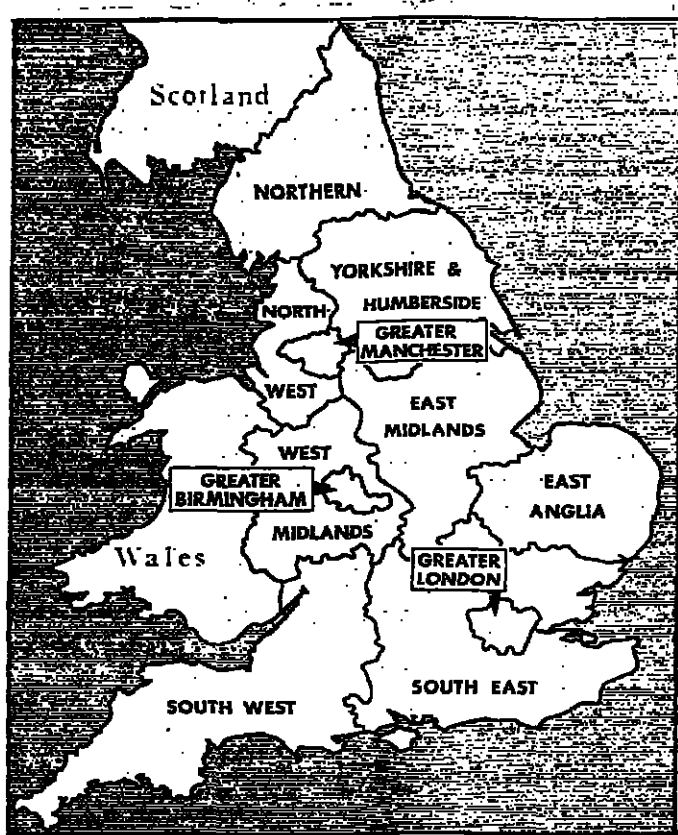
The mistake was compounded by the last Conservative Government. It took Mr. Senior's proposed two-tier structure, modified it to suit local political taste, and enacted the "reform" that came into force two years ago. Nothing was said about finance; the result is that in

the 24 months since the new monstrous machines for wasting money were first let loose local government has become recognised as possibly the most destructive single force in our economy.

Now we are to have the Layfield Report. The terms of reference ensure that the emphasis will be on finance: the implications for a restructuring of local government will necessarily follow from what is said about paying for it. Some people will say that this is a relief because the "reform" of April, 1974, caused so much upheaval that nobody could want to go through that again too soon. This is like saying that if you have constructed a building upside-down you have to leave it that way, however much it may seem to be in danger of toppling over.

The debate is instantly broadened when the link between devolution and local government reform is established. One argument made against devolution is that it would create an "additional" tier of government, so that beneath the new Scottish Assembly would be the new Strathclyde authority and its brethren, while beneath those would be the local councils. The argument against abolishing the frighteningly expensive (and more or less useless) new super-councils like Strathclyde is that they have just been set up. It will be seen that a break has to be made somewhere if we are to escape from this Catch-22: the way to do it, surely, is to refer all discussion back to first principles.

This is an awkward duty that our politicians dodge. The main Redcliffe-Maud report (paragraph 527) said in 1969 that "a country desiring local



The logic of any argument about local autonomy leads to a choice between abolishing all local councils or establishing a federation, which might be English states as above.

self-government should first decide what it wants local government to do and then equip it with an adequate local taxation system." The Layfield Report is likely to say much the same about local government this week. The broad debate about devolution of power to Scotland should start with this as one of the vital first principles upon which the eventual solution is to be constructed.

Such a return to first principles might produce interesting results. The Redcliffe-Maud Report, which was confined to England, proposed the establishment of eight English provinces, each with its own directly elected council. Now that Scotland seems to be heading for some form of self-government, and Wales is likely to make similar demands in the future, perhaps the idea of English regional government

should be re-examined? Once you do this, however, it is quickly seen that a great deal of the argument boils down to who does what, which means who pays for what, which means who can raise which taxes.

The logical destination of any such process of thought, whether it is confined to Scotland or extended to include a regionalised England, is something very like a federation. For Parliament's principal power is the power to tax. This is either devolved, or it is not. If it is devolved there must be a Supreme Court perhaps to settle outstanding disputes. If we are talking about genuine local autonomy these principles apply whether the debate is about a Greater Birmingham local authority or the whole of Scotland.

Of course there are many people—perhaps a majority in Westminster and Whitehall at the moment—who when faced with this choice would say "very well, we shall not devolve." The logic of this approach is severe. It means no genuine powers for any Scottish assembly (with all the political advantage that that would give to the Scottish Nationalists) and it means the eventual elimination of local authorities. Many people would be greatly cheered by such a thought; they argue, with reason, that any half-dozen of our most efficient Whitehall Under-Secretaries could manage a staff of any of our new super-councils better than they are managed by thousands of officials and councillors to-day. Since the central Government

pays most of the bills, perhaps it should simply take over?

My own feeling is that while this might mean a temporary improvement in efficiency it would mean little more than that, while the constitutional cost would be very high. The federal route is the more radical one: it seeks to tame and polish a local administration by making it raise the largest share of the money it spends. In For Parliament's principal power is the power to tax. This is either devolved, or it is not. If it is devolved there must be a Supreme Court perhaps to settle outstanding disputes. If we are talking about genuine local autonomy these principles apply whether the debate is about a Greater Birmingham local authority or the whole of Scotland.

Piecemeal

The best hope is that as the debate proceeds people will realise the need to start with theory and move to the details later, although this is the opposite of the usual British way. The worst possible outcome (and of course the most likely one) is that we will continue with piecemeal, leapingfrogging, reform—taking one, or two popular paragraphs out of Layfield, trimming the Scottish policy to the latest report of SNP strength, and leaving the new, ruined, National Health Service to fester until that disastrous re-organisation can no longer be sustained by the cry "we cannot undo it because it was done so recently."

I am not saying that a federation should be imposed upon England at once; this is plainly ridiculous. No federation would work unless a number of local areas gave evidence of some kind of feeling in favour of autonomy. The chances are, however, that any politicians

who chose to stimulate local pride (the Liberals under Mr. Grimond?) might find that in some areas the response would be surprisingly encouraging. In the North-East there has been remarkable development during the past few years because locally-based officials have developed a sense of regional importance. No one needs reminding of the exclusiveness of Merseysiders, or of the natural differences between London and the South-West.

Even as such words are written one can imagine the objections, starting with the cry "this will be the slippery slope to the break-up of the United Kingdom." It is worth asking just what this cry means. If it means that the loyalty to the kingdom of its outlying parts depends upon an increasingly unsatisfactory control from an increasingly remote Whitehall and Westminster, it is not saying very much. The truth is that London no longer works as the centre of all thought, and all government, in the kingdom; it should be replaced by a combination of locally-autonomous units and an altered central government.

Once this point in the argument is reached a great deal else follows. If you change the regions you change everything. A written constitution, a Bill of Rights, an elected Upper House to replace the Lords—all would enter the debate in their proper turn, with electoral reform placed early in the queue. Some of these proposals may be rightly shot down when we get to discussing them, but on the basic point there can be no argument. We do need a new constitution. If we are fortunate, the Layfield Report will help to concentrate some minds upon what it should contain.

Letters to the Editor

Financial patronage

From the Leader of the Council, Rhym Rowland of Kensington and Chelsea

Sir, I write as chairman of a small superannuation fund to support the remarks made by Lex (May 13) about ICI's rights issue and the underwriting cost of £3m. Clearly, the issue terms have been competently pitched and there is no apparent need for underwriting. The underwriters would argue, on the other hand, that the £3m represents an insurance premium against some catastrophic happening which was unforeseen at the time when the terms were set.

My view, after 25 years in the City and 17 as a member of the Stock Exchange, is that a great deal of underwriting is a dubious operation. The money-words "underwriting" is mainly confined to a handful of large stockbroking firms and merchant banks and, of course, their favoured clients. A small fund such as ours does not get a look in, nor do the medium and smaller-sized stockbroking firms. I think the time has come when it would be more appropriate for the purely insurance premium element of underwriting to be recognised and for a fund to be set up by the Stock Exchange centrally, into which companies would pay a suitable sum in order to insure against unforeseen developments at the time when their rights issue goes to the market. Such a fund would operate in the same way as the present compensation fund which covers defaulting clients. Such a system would be much cheaper for companies and fairer to all concerned.

The present system means that a handful of large stockbrokers and merchant banks make gains which are out of all proportion to the risk involved and which confer a large amount of financial patronage to a very limited circle. This is wholly undesirable and merely gives support to Left-wing critics of the City. No one has more admiration for the City and what it does to earn money for our country than I, but, equally, there are blemishes on its critical examination. One of these is the underwriting system, and I hope that serious consideration will be given to the system I have suggested in the foregoing.

(Sir) Malby Crofton.

Four Hill, Kensington, W.8.

Choice of cars

From Mr. A. Harold

Sir—One of the most important sectors of the British economy is our market, and one which has escaped relatively unscathed from the inroads of foreign competition, is that of fleet sales. A major factor here has been the continuing loyalty of British companies to British manufacturers, many (and particularly the larger ones) enforcing a "Buy British" policy for all company cars. With the Chancellor's fiscal onslaught against company car use imminent, however, it appears to many industry observers that even this last, tenuous bastion against the tide of imports may now be about to be breached.

Taxation of company cars is to be determined by a new capex, and more swinging tax rates will apply at the arbitrary break-point of £5,000 value. Consider what effect this is likely to have on the various strata of company employees.

The senior manager or junior director today driving a Jaguar

or a Daimler may well in future secure the status of transport he requires in opting for one of the more exotic (and often more freely available) foreign marques in the £5,000-£15,000 price bracket, with commensurate tax saving.

The middle manager will now be able to argue with some justification that since his car is to be regarded as part of his income he should have the freedom of choice, in future, and be able to buy foreign if he so desires; and meanwhile he may well want to purchase his current car from his company and use it on their behalf, thus drawing reimbursement at a higher rate per mile than he would otherwise enjoy.

It appears the cumulative effect will be to make it more and more difficult for companies to enforce "Drive British" edicts, and once members of the more senior echelons are noted behind the steering wheels of foreign cars there will be no holding the sales forces and other fleet users from determining to follow suit.

If it is Government policy to lift the import figure from 35 per cent to 55 per cent, then it is going the right way about it, as far as the car industry is concerned. The reverse is the case, then they should consider very carefully the implications of what they are doing before they do it.

Alan Harold.

82, Ritterside Drive, Solihull, W. Midlands.

Taxmen are efficient

From Mr. S. Penwill

Sir—Mr. R. V. Merrick (May 13) is apparently under the impression that the private use of company cars provided as a so-called fringe benefit has not previously been taxed.

He may be relieved to know that inspectors of taxes have in fact done their duty in the past in as much as the use of the vehicle and any costs met by the company has been assessed on the employee, who has had relief for business use (which by law does not include home to office travel) where such use has been proved to the satisfaction of the inspector.

What the Chancellor is now proposing is that the measure of benefit be changed from cost of vehicle to capacity of engine and that no relief whatsoever be given to the individual for genuine business use. This is plainly inequitable for there are many representatives earning over £5,000 per annum who travel hundreds of miles a week purely for business purposes and will now presumably have to pay for the cost of such travel out of their net income.

Unfortunately our Government spokesmen and legislators tend to give the impression that past failed to carry out their duties, whereas they are probably the hardest working and most efficient section of the civil service.

S. W. Penwill.

158, Fenchurch Street, E.C.3.

Planning higher education

From the Senior Careers Adviser, Furness College, University of Lancaster

Sir—I hope your readers will see me as unbiased if I draw attention to two major difficulties connected with the manpower planning approach to higher education.

Getting a degree requires considerable personal commitment by the student, a commitment which comes easily to a student who is interested in his subject but presents a great problem to those whose interest is merely superficial. If you force a student who is interested in sociology to transfer to an engineering course, it is highly unlikely that he will be a successful student. This explains why universities reacted with almost universal hostility to Lord Crowther Hunt. It was not a jealous attempt to prevent outsiders interfering in our bailiwick. We know that central control of higher education will not work.

If you look at the statistics of graduate employment and use them as a basis for an arithmetic reallocation of graduates between subjects, you are forced to the conclusion that the need for reallocation is not as great as it might seem. I estimate that 8,000 students might reasonably transfer from arts and social studies courses into subjects such as engineering, physical sciences, accountancy and business studies, but this is less than 10 per cent of the total. On any analysis, the country will still need several thousand graduates per year in arts and social studies.

Lord Crowther Hunt has proposed more recently that students in favoured subjects should receive higher maintenance awards. The use of persuasion rather than coercion is certainly an improvement, but there is a problem even here. If we accept that several thousand students per year are doing their patriotic duty by reading arts and social studies, it is unfair (and therefore politically unacceptable) to penalise them.

I do not see why a decision to pay for a student's education should not be treated in the same way as any other investment decision. Every student who applies to his county council for a maintenance award should be asked to submit 500 words on the subject "How the taxpayer will benefit by paying for my education." Councils could afford to assess these essays generously, since the effort of writing them would produce a great change in some students' outlook.

W. W. Sweet.

Careers Advisory Service, Furness College, Basingstoke, Lancashire.

The appeal of industry

From Mr. A. Lehmann

Sir—The article on "Educating the Wealth Creators" (May 12) is challenging and timely.

As an industrialist who is also an academic, I believe that the general "mis-match" argument can be overplayed, but that points of substance in it can usually be identified and acted upon. I also believe that Universities are not (in this country) the place where direct action should be attempted to enhance the appeal of industry to young men and women facing a choice of career.

Industry should be thinking more about the secondary education sector. It is there that academic and other dreams are hatched. Young people frequently choose degrees because of a favourite school "subject," or in pursuit of dreams of personal service or magical power (sometimes wide of the mark). In each case, the choice may be premature; but the ground-work has been laid while they are in secondary school.

The wealth creators

From the President, Institution of Mechanical Engineers

Sir—The article by Michael Dixon (May 12), highlights a problem of great concern for the future of British industry. There are two aspects not covered in the article on which I would like to comment.

The first concerns the supporting staff for our professional engineers, particularly in the design offices. We have turned our great central technical colleges, which used to produce all our good technicians and technician engineers, into universities. By so doing we have created a great gulf between the graduate engineer and the technician, whereas previously there was a continuum. In many cases we now have to employ the poorer graduates to do the jobs which should be done by technicians, and which they are neither trained nor suitably motivated.

My second point goes right back to the school and examination curricula. Various initiatives now being mounted to persuade sixth formers to come into industry are admirable but as far as engineering is concerned are often too late. Boys and girls have to make their selection of subjects for GCE "O" level before they have any idea as to whether they wish to follow any particular career. Should they later decide to pursue a career in industry, their options may well preclude them from following on with the appropriate "A" level subjects to embark on a suitable science or engineering degree course. I believe the system could be sufficiently broad and flexible to remove the necessity for a selection of subjects at "O" level which may limit their choice of career later.

Ewen McEwen.

The Institution of Mechanical Engineers.

1, Birdcage Walk, S.W.1.

Sloppy use of English

From Mr. P. Nelson-Dorempont

Sir—Mr. Dunkley's article (May 12) on the sloppy use and abuses of the English language on television was most interesting, and quite true—but is he not really contributing to this abuse calling himself "Chris"?

P. Nelson-Dorempont.

14, John Spencer Square, Lanchashire, N.Z.

To-day's Events

Prime Minister speaks at CBI annual dinner, Dorchester Hotel, W.1.

EEC Agriculture Ministers end two-day meeting, Brussels.

Conservative Women's conference, Central Hall, Westminster.

House of Commons Select Committee, Nationalised Industries: Witnesses—Dr. Richard Pryke and Mr. John Dodgson (sub-committee A), 4.00. Violence in the Family: Witnesses—Health Visitors' Association, Subject Violence to Children, 4.00.

European Secondary Legislation: Sub-committee B, 5.00.

Industrial Society: two-day conference "The Great Debate—Industrial Democracy" opens.

Goodman Lecture: Lord Justice Scarman speaks on "Law and Power," Royal Society, S.W.1.

Ross McWhirter Tribute: "The Need for Freedom," by Lord de Lisle, V.C. St. Lawrence Jewry, next Guildhall, E.C.2, 1.15 p.m.

Amalgamated Union of

Engineering Workers' national committee meeting, Scarborough.

Inland Revenue Staff Federation conference, Scarborough.

Society of Civil Servants conference, Folkestone.

Patternmakers' conference, Bournemouth.

Police Federation conference, Eastbourne.

PARLIAMENTARY BUSINESS

House of Commons: Debate on sale of council and New Town houses to tenants. Opposed private business.

House of Lords: Atomic Energy Authority (Special Constables) Bill, second reading. Debate on

permanent site for European Parliament.

COMPANY RESULTS

Debenhams (full year), Debenhams (full year), Wm. Morrison & Co. (full year), William Morrison & Co. (full year), Denny Mott (full year).

COMPANY MEETINGS

Associated Biscuit, Great Western Hotel, W. 12.30.

BICC, 21, Bloomsbury Street, W.C.2.

Croydon, Andover, Hants, 12, Jardine Japan Investment Trust, 3, Lombard Street, E.C.4.

Macfarlane Group (Clansman), Glasgow, 12, Morgan Grenfell, 25, Great Winchester Street, E.C.12.

National Property, 48, Gracechurch Street, E.C.4.

Wilmot Breen, Birmingham, 12, Zenith Carbuter, Stanmore, Middlesex, 12.

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COMPANY NEWS + COMMENT

Concentric forecasts upsurge to £1.7m.

FIRST HALF pre-tax profit of Concentric has doubled to £903,000, and the directors indicate an increase from £1.2m. to around £1.7m. for the full year to September 30, 1976.

They point out that it would be unreasonable to expect the second half to produce figures as good as the first, if only because most of the holidays at the plants, and at those of customers, occur between April and September and there will be 10 per cent. fewer working days.

But they should be comparable with those for the same period in 1975.

26 weeks Year
1975 1976
£'000 £'000
Estimated sales 11,864 10,329
Production 10,329 10,329
Trading profit 1,111 477
Loan stock interest 26 26
Profit 955 621
Tax 231 227
Net profit 724 394

Excluding Levitt Plastics new sold, adjusted to exclude share of profits of former associated Australian company.

In respect of year 1974-75 extraordinary items of £39,106 not were deducted from profits shown.

The three major divisions all contributed to the improved figures although the market for domestic gas controls is still very depressed and customers in the automotive field had "their full share of troubles," the directors state.

The better profits came from greater flexibility and increased efficiency. Export sales amounted to £598,000 (£582,000).

Proceeds of the March rights issue of approximately £1,035m. enabled the company to redeem the outstanding £451,456 of 10 per cent. Loan stock at par and the balance has been used to strengthen liquid resources.

Also since the end of the half year, Levitt Plastics was sold at a figure which added a further £173,000 to cash resources and increased reserves by £280,000.

An unchanged interim dividend of 0.7p net per 10p share has already been declared and a final of 1.45p (1.0875p) on increased capital has been intimated.

comment

On the face of it, Concentric's forecast of a 30 per cent. rise in full-year profits after more than doubled profits in the first half looks very conservative—even allowing for holidays. But while the projection may be a minimum, it takes into account not only a large recovery factor in the latest interim figures but also a favourable distortion in profits during the last six months of 1974-75 due to delayed sales of goods in stock. Nevertheless the efficiency drive, which has increased margins to 7.6 per cent. against last year's average 6 per cent., promises more profits consistency in future after the major ups and downs registered every year since 1971. Demand from the motor industry is holding up and it is hoped that 1977 will see benefits from the new export marketing arrangements and from a recovery in consumer demand for gas appliances. Meanwhile,

HIGHLIGHTS

British Leyland has reported an interim profit, thanks largely to the favourable effects of devaluation. LEX also comments on the successful interim trading of stockjobbers Akroyd and Smithers and the full 1975 figures from French Kier Holdings which show a turnaround from losses. There is a note, too, on the £25m. City of Birmingham stock—this is the first local authority to test the new issue market since GLC's £100m. flop in March—and on Lorrho's latest take-over. Elsewhere, there is comment on the interim results of Concentric and on the preliminary results of Fidelity Radio, Viners, and Streeters of Godalming.

net cash after the rights issue is currently around £300,000. The prospective yield on the shares at 33p is 10 per cent. and on average capital adjusted for the rights issue the p/e is 6.8 and the cover 3.2 times.

Streeters recovers to £0.42m.

A TURNAROUND from a loss of £439,000 to a pre-tax profit of £420,000 is reported by public works contractors, Streeters of Godalming for 1975, after £200,000 profit, against a deficit of £483,000, for the first half.

And the directors expect the current year results to exceed the record £485,000 achieved in 1973. Stated earnings per 10p share for 1975 were 4.62p (loss 5.4p), and the dividend is raised from 0.5p to 2.06725p, the maximum permitted, with a final of 1.56725p. An interim for 1976 will be considered in November.

1975 1976
Turnover £'000 £'000
Profit before tax 10,372 10,372
Taxation 6,250 6,250
Minority profit 4 4
Extra-ord. credit 4 4
Net profit 4,122 4,122
Dividend 389 389

The profit was achieved solely by the U.K. activities, the directors state. Results of overseas trading will first be reflected in the 1976 accounts.

Further U.K. contracts have been awarded in recent months whose value exceed £7m. ensuring that, with contracts already in hand, the group will have a sufficient workload for 1978 and already some way into 1977.

Operations in Saudi Arabia have commenced profitably and are now building up to maximum effort.

comment

Streeters' recovery trend continued throughout 1975 on the back of increased work from the recently reconstructed water

Earnings per 10p Ordinary share for 1975 are shown at 7.17p against 7.44p reflecting a heavier tax charge. The net dividend total is lifted from 1.0598p to 1.1526p with a final of 0.7305p.

comment

Pressures on consumer spending saw demand for cutlery and household goods weaken last year and Viners' sales volume, saw little growth, though in value terms the increase was 27 per cent. and pre-tax profits rose by 7 per cent. For this year the group is indicating a revival in overseas sales (34 per cent. of turnover in 1974) and with a continued, if undramatic, improvement in U.K. profits, Viners is looking for another year of profits growth. However, the group remains fairly heavily geared—62 per cent. at December 1974—and any pick-up in U.K. demand could well result in working capital pressures which may indicate the need for a rights issue. But in the meantime the shares are fairly rated at 26p, where the yield of 7 per cent. is covered over six times and the p/e is 3.1.

Fidelity Radio pays maximum

PRE-TAX profits of Fidelity Radio declined by £144,000 to £1,313,000 for the year to March 31, 1976, after being down by £93,000 at half-year.

Turnover was £13,098m. against £13,258m. The directors say the reduction in trading was the direct result of a combination of the higher rate of VAT and the inability of suppliers to satisfy requirements of materials at the height of the season. The company makes stereo units, radios, record players, tape recorders etc.

Stated earnings per 10p share for the year, before extraordinary items, were 7.48p against 8.59p. A final dividend of 3.188p makes a net total of 4.221p compared with 3.356p, equal to a maximum permitted gross of 4.34p per cent. against 59.05 per cent.

1975-76 1974-75
Turnover £'000 £'000
Profit 13,098 13,258
Tax 1,313 1,313
Minority profit 61 61
Net profit 11,785 11,945
Extra-ord. credit 624 624
Dividend 1,153 1,153
Retained 10,632 10,792

comment

Starting the second half with a substantially higher order book, Fidelity Radio was expected to at least make up the shortfall seen at the half way stage. But a severe shortage of components, in particular record changers, left the company well short of production targets, and profits for the year were some 10 per cent. lower. Had sufficient components

BRENT CROSS SHOPPING



Mr. Sydney Mason, chairman of Hammerson Property and Investment Trust, pictured outside Brent Cross Shopping Centre, a Hammerson development. The company's annual report is published to-day.

DIVIDENDS ANNOUNCED

	Current payment	Date of payment	Current payment	Total for year	Total for year
Akroyd and Smithers Int.	3	July 8	3	13(a)	13(a)
Cakebread Robey	1.1	July 20	0.8	1.3	1.08
East & West Tst. 2nd Int.	0.77	July 7	0.82	1.15	1.9
Fidelity Radio	2.17	July 7	2.97	1.22	2.98
Kampong Lanjut Tin	20(c)	June 23	1.1	2.3	2.04
Sphere Trust	1.25	June 23	1.1	2.3	2.04
Stag Line	3.3	July 2	3.3	3.07	0.42
Streeters	1.57	July 2	0.8	1.15	1.08
Viners	0.73	July 2	0.8	1.15	1.08

Dividends in pence per share net of where otherwise stated.

* Equivalent after allowing for scrip issue. † On capital increased by rights and/or acquisition issues. (a) Included 21p centenary bonus. (b) Early June. (c) Malaysian cents throughout.

been available, Fidelity could well have added another 15 per cent. to sales and probably more to profits. However, demand within the industry is now less buoyant despite the reduction in VAT, suggesting a certain amount of de-stocking by the retailers, and it is noticeable that stocks at Fidelity are 33 per cent. below at the year-end. But Fidelity has a strong order position, bolstered by new products, and with components now coming through more regularly the company is better placed than a year ago. At 65p the shares yield 10 1/2 per cent. (covered 1.75 times) which is in line with the audio retail specialist, Audioronic.

As reported on April 23 group pre-tax profit increased from £203,750 to £213,098 in 1975; and the dividend is 2.145p (1.95p) net. Exports advanced from £3,020m. to £3,368m.

The company held its own, but over the last six months orders have fallen off. The order book has dropped back to 52m.

There is little sign that the awaited return in machinery buying will come before the year end in spite of the considerable number of inquiries and quotations handled for longer term projects for overseas buyers.

The directors feel that the action taken to reduce the size and extent of operations in the continuing recession will greatly assist in meeting the fall in turnover in the current year and will leave the company "better placed" to take advantage of the return in world trade expected in 1977.

Funds increased by £278,298 (decrease £29,351). Meeting, Manchester June 7 at 2.30 p.m.

3 months 3 months 1 year
1975 1976 1975
Turnover £'000 £'000 £'000
Profit 13,098 13,258 13,098
Tax 1,313 1,313 1,313
Minority profit 61 61 61
Net profit 11,785 11,945 11,785
Extra-ord. credit 624 624 624
Dividend 1,153 1,153 1,153
Retained 10,632 10,792 10,632

The comparative figures for the 1975 first quarter include investment income which this year was not received in the previous year. Receipts in the first quarter would have increased group profit before tax to £1,655m. and profit before extraordinary items to £1,707m.

It was announced in March that agreement had been reached, subject to contract and to obtaining all necessary Government and other consents, for sale of the group's 100 per cent. interest in Sandilands Buttery and Co. Trading results of Sandilands are included in the 1976 first quarter figures while the sale will be reflected in the accounts when finalised.

Extraordinary credits of £1,466m. (debits £2,244m.) include exchange gains amounting to £1.1m. on assets held abroad. Also included is net surplus arising from profits on disposals of investments less a provision against the value of subsidiaries.

Net asset value per share is shown at 124.7p compared with 99.4p.

The net asset value is after deducting prior charges at par and includes the full investment currency premium of 18.1p (17.2p). In the event of a sale the asset value would have been reduced by the loss of currency of 4.5p (3.9p) and a liability for tax on currency gains estimated at 9.4p (8.9p).

IN HIS annual statement as chairman of News International, Sir Rupert Murdoch says advertising revenue for both the Sun and News of the World was ahead of target in 1975, but volume declined slightly in the Sun. Early indications for the current year show a strong position for both.

The Sun continued its steady progress but sales of the News of the World continued to decline, as did all Sunday papers. Given a continuation of this trend the group will in 1976 achieve "a far better performance" than in the previous year, when its profits were more than halved to £4.28m.

Mr. Ringwald says Laporte is well placed to take advantage of future increases in demand for its products. The action taken during the early part of the recession will stand it in good stead as the economic environment improves.

As reported on May 5, group turnover for 1975 was £22,038m. (£22,358m.) profit before tax came out at £4,228m. (£4,555m.), and the dividend is 3.6p (£4.39p). A split of sales and the £2,366m. (£2,844m.) trading profit shows: U.K. operations £24.6m. (£24.78m.), and £2,065m. (£2,065m.), Australian group including Hong Kong £7.49m. (£7.8m.) and £236,000 (£1.38m.).

On a CPP basis the profit before tax becomes £2.2m. (£2.9m.) and earnings are 0.6p (7.1p) against 6.6p (£1.21p) stated. The directors point out that adjustments for consumption of stocks and depreciation on a CCA basis would not be significantly different from the adjustment arising from the use of the CCA method.

Meeting, Winchester House, E.C. June 10 at noon.

REPRESENTATIVE OFFICES:
Buenos Aires, Caracas, Chicago, Frankfurt a.M., Kuala Lumpur, Los Angeles, Mexico City, Montreal, Paris, Rio de Janeiro, São Paulo, Singapore, Sydney, Tehran and Tokyo.

U.K. printing and publishing 29.98m. (£3.61m.); Australian printing and publishing 11.72m. (£1.56m.); manufacture and sale of paper 11.77m. (£1.89m.); engineering 280,000 (£20,000); warehousing and transport 274,000 (£20,000); miscellaneous 275,000 (£20,000); less net debt and bank interest 290,000 (£1,062m.).

Meeting, Stationers' Hall, Ludgate Hill, EC. June 11 at noon.

French Kier cuts loss by £1m.

THE SMALL trading profit forecasted for 1975 by the French Kier Holdings group turns out to be £494,000, compared with a loss of £10,62m. in the previous year before deducting the £3m. ex-gratia grants from the Department of the Environment.

After writing £2.39m. against £18.2m. off development land, the loss before tax is reduced from £2.93m. to £1.59m.

On prospects, chairman Mr. C. M. says it is unwise to comment on the group's position before the end of the year, but a modest return to profit is forecast for 1976.

After credit, amortisation, provision for diminution in value of certain properties held as fixed assets, and extraordinary items, the net loss in 1975 was £2,860m. (£15,000m.). The deficit per share above out at 8.5p (4.1p) and the dividend is held at 0.55p net.

1975 1976
Turnover £'000 £'000
Profit 494 494
Tax 10,620 10,620
Minority profit 1,250 1,250
Net profit 1,250 1,250
Dividend 1,250 1,250

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3 months 3 months 1 year
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Tax 1,313 1,313 1,313
Minority profit 61 61 61
Net profit 11,785 11,945 11,785
Extra-ord. credit 624 624 624
Dividend 1,153 1,153 1,153
Retained 10,632 10,792 10,632

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BANCA NAZIONALE DEL LAVORO

1975

After hearing reports by the Managing Director and Chief General Manager, Prof. Alberto Ferrari, and by the Board of Auditors, the Board of Directors of the Banca Nazionale del Lavoro approved, at its meeting of 29th April, 1976, the 1975 Annual Report of the Bank.

After a short description of the uncertain business environment within which the Bank was called upon to operate last year and of the main monetary trends in Italy and abroad, the report stresses that the policy of BNL-Group was mainly directed last year towards financing economic recovery at home, as well as expanding the financial activity of the Bank in international markets though within the limits set by strict liquidity requirements.

MAIN DATA FROM BALANCE SHEET

(in millions of Italian lire)

	BNL-Group	Subsidiaries
LIABILITIES		
Capital and surplus	423	(410 paid up)
Deposits	10,455	
Balance Sheet total	22,037	
ASSETS		
Cash	1,872	
Securities	2,163	
Loans to Customers and Correspondents	7,107	

* Excludes the Italian Lire amounts converted at the current official rate of exchange.

Deposits from clients and correspondents at the end of 1975 were £10.4bn. or 24 per cent over 1974. Loans and discounts at £7.1bn. showed an expansion of 22 per cent. The total of facilities granted, including contingent liabilities of £1.341m., reached a figure of £3.448m., an increase of 24 per cent over December 1974. Securities held in the Bank's own portfolio (including Treasury Bills) reached £2,163m., about £723m. more than a year earlier. The Bank's balance sheet total amounted at the end of 1975 to £22,037m.

Profits for the year were £13m. The policy of the Bank was to hold down the cost of borrowing by clients compared with the previous year; on the other hand earnings from trading activities were notably increased.

The Bank continued to lend its preferential support at home and abroad in favour of the export drive of the Italian business community. The ties of co-operation with the European Banks members of ABECOR (Associated Banks of Europe) as well as with other leading foreign banks, were strengthened, especially within the framework of such international banking groups as BSFE (Banque de la Societe Financiere Europeenne), EULABANK (Euro-Latinamerican Bank Limited) and AEFC (Australian European Finance Corporation Limited).

BNL's foreign network was further expanded. Our Tehran Representative Office is now in full operation. The planned establishment of a Representative Office in Chicago will be a worthy addition to our U.S. network, which consists of our New York branch and the Los Angeles Representative Office.

Our branches in London, Madrid and New York have had a year of active and profitable business, as also our subsidiaries in Zurich and Caracas.



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Mr L.S. Thornton A.B., M.B.A., F.A.I.M., United Kingdom Representative, Cassa Centrale dei Banques Populaires, Lombard Street, London, E.C.2.

EX Banque Populaire

COMPAGNIE BANCAIRE

Société Anonyme

Incorporated in France with limited liability

Regd. Office: 25 avenue Kleber, 75116 Paris.

NOTICE TO SHAREHOLDERS

Following a Resolution passed at the Ordinary General Meeting held on 5th May, 1976, a dividend of Frs. 8.00 per share of Frs. 100.00 nominal for the year ended 31st December, 1975 is now payable as follows:

On presentation of Coupon No. 21 residents of the United Kingdom will receive Frs. 8.00 per Certificate of Frs. 100 nominal. Coupons will be paid at the rate of exchange on the day of presentation.

Settlement of Additional Payments:
Under the terms of the Double Tax Convention between France and the United Kingdom, residents of the United Kingdom will receive, subject to completion of Form RF-4 GB, on or after 15th January, 1977 an additional Frs. 4.20 per Bearer Share thus increasing their dividend entitlements to Frs. 12.20 per share.

Holders are advised to submit Form RF-4 GB at the time of presentation of Coupons but the Form may, however, be submitted at any time up to 31st December, 1977.

Payments in respect of Coupons will be subject to deduction of United Kingdom Income Tax at the standard rate of 35% unless claims are accompanied by an affidavit.

Coupons should be lodged with:-
S.G. WARBURG & CO. LTD.,
Coupon Department, St. Albans House, Goldsmith Street, London EC2P 2DL

from whom appropriate claim forms and further information can be obtained.

Copies of the Annual Report and Accounts are available in French and in English on application to S.G. Warburg & Co. Ltd.

17th May, 1976

مكتبة الأمل

هـ كـ رـ اـ لـ مـ نـ هـ



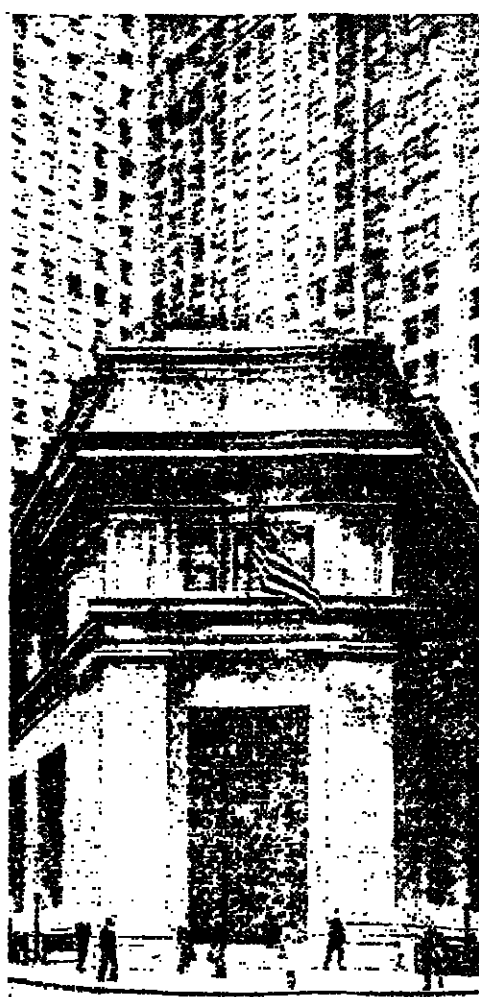
Some of Morgan's European-based Financial Services officers at a meeting in Paris. From left, Keith McDermott, Frank Beelitz, Michael Allen, Lucile de Baudry d'Asson, Bryden Wallace, Richard Crichton, Guido Cefalu.

For specialised advice on complex financial needs, consider Morgan Guaranty

Corporations frequently need specialised financial advice to meet management objectives related to growth. Morgan Guaranty's Financial Services Department provides such advice in mergers and acquisitions, in equity financing, and in long-term non-bank debt financing.

Financial Services advises corporations, both domestic and foreign, that wish to acquire, sell, or merge all or part of a business, or to set up some form of joint venture. Our experts assist throughout negotiations — from initial inquiry to closing — handling all the evaluation and financial structuring phases of a proposed transaction, including management of tender and exchange offers where appropriate.

In consulting with corporations around the world on the best ways to secure long-term borrowings, our specialists advise on financing for a specific project, or for a more general long-term need. After analysing a company's capital requirements, they help determine the appropriate amount of financing and the optimum type and structure of each deal. Because of Morgan's worldwide activity, they are in a position to know the best



sources of long-term institutional funds at any given time.

In every assignment Morgan's Financial Services people are transaction-oriented. Their role is to provide focused advice for a particular problem. A company need not be a Morgan banking client to use their services. Compensation is by fee, set in advance and paid on successful completion of the transaction.

Financial Services, with headquarters in New York, has specialists based in Paris, London, Frankfurt, the Middle East, Japan, and Brazil. For more information on how their advice might help you, contact a Financial Services officer through any Morgan Guaranty office around the world.

MORGAN GUARANTY TRUST COMPANY, 23 Wall Street, New York, N.Y. 10015. IN LONDON: 33 Lombard Street, E.C. 3; 31 Berkeley Square, W.1 • OTHER BANKING OFFICES: Paris, Brussels, Antwerp, Amsterdam (Bank Morgan Labouchere), Frankfurt, Düsseldorf, Munich, Zurich, Milan and Rome (Banca Morgan Vonwiller), Tokyo, Singapore, Nassau • REPRESENTATIVE OFFICES: Madrid, Beirut, Sydney, Hong Kong, Manila, São Paulo, Caracas • INTERNATIONAL BANKING SUBSIDIARIES: San Francisco, Houston • Incorporated with limited liability in the U.S.A.

Morgan Guaranty - the corporate bank

FRENCH KIER

FINANCIAL HIGHLIGHTS FOR YEAR ENDED 31st DECEMBER 1975

- Group traded profitably at £494,000 (1974 Loss £1,116,000) before Land Bank write down of £2,389,000 (1974 £1,819,000) and Extraordinary Items
- French Group Construction Companies broke even (1974 Loss £11 million, before crediting Government Grants)
- French Group Development and Property Investment Companies lost £2,620,000 (1974 Loss £2,234,000)
- Kier Group profit rose to £3,108,000 (1974 £2,595,000)

OTHER MAJOR POINTS OF NOTE FROM CHAIRMAN'S STATEMENT TO BE CIRCULATED WITH REPORT AND ACCOUNTS ON 1st JUNE

- French Construction loss-making Motorway contracts largely completed and a return to profitability forecast for 1976
- Kier Group 1975 profit level to be maintained in 1976
- Majority of Group's fixed priced contracts completed
- Successful and profitable year overseas
- Overseas order book considerably increased and further orders anticipated
- Results of increase in overseas work will not materially benefit Group until 1977
- Building of all major Commercial developments completed
- External borrowings substantially reduced and further reductions anticipated in 1976
- Planning situation relative to development land improved
- Modest return to overall Group profit forecast for 1976

FRENCH KIER HOLDINGS LIMITED
ANNUAL GENERAL MEETING - FRIDAY, 25th JUNE 1976Averys
order input
at higher
levels

WEIGHING MACHINE manufacturers, etc. Averys, entered 1976 with a strong order book. Order input is now running at a higher level than a year ago, and, providing there are no major changes in economic policy, chairman Mr. R. C. Hale expects this trend to continue throughout the year.

He believes that demand for the company's products and services will be sufficient to provide a "good foundation for further progress in 1976."

On mechanics, Mr. Hale says that in respect of the U.K. there is little to add to comments made in previous years. The 10-year period originally envisaged for the change to metric has passed with that objective only partially accomplished.

In the international division, steady progress with industrial metrification has been made by Nigeria, Singapore, Malaysia and Pakistan. Metrification in the retail sector in Australia and New Zealand continues and completion is now expected by the end of 1976.

As reported on May 5, pre-tax profit for 1975 advanced from £5.12m. to £9.61m. on turnover ahead from £32.17m. to £33.02m. Tax took £5.22m. (£4.53m.). The dividend per 25p share is lifted from 4.3428p to 4.7286p net.

A geographical analysis (in percentages) of turnover and trading profit shows: U.K. 66.8 (68.5) and 4.4 (5.8); Africa 11.5 (10.6) and 0.4 (0.6); Australia 13.5 (13.3) and 12.8 (12.1); Asia 8.4 (7.6) and 13.9 (9.4).

The recession in the U.K. had a substantial impact upon sales of the general products division but this was offset by the continued increase in domestic sales of weighing and testing machines. Most of the increase in turnover, however, was again achieved by substantially increasing deliveries to export markets, the chairman says.

A "broad brush" CCA exercise shows that after making adjustments to the cost of sales, depreciation charges and taxation, the group profit after tax would have been reduced to some £2.5m. which would have been sufficient to cover the dividends payable to shareholders and enough back to reserves.

Capital expenditure for subsidiaries only authorised but not contracted for in 1975 totalled £1.28m. (£1.17m.) and contracted for but not provided for in the accounts £335,000 (£264,000).

A statement of funds discloses a net decrease of £0.94m. (£0.67m.) in liquid funds. Meeting, Warwick West Midlands, June 8 at 12.15 p.m.

Chairman's Statement Page 30

WINDING-UP
ORDERS

Orders have been made by Mr. Justice Templeman in the High Court for the compulsory winding up of 32 companies.

MINING NEWS

Rustenburg holding
companies to merge

BY MALCOLM DUMPHREYS

MERGER DISCUSSIONS are being held between the three holding companies of the world's largest platinum producer, South Africa's Rustenburg Platinum.

Dealings were suspended in both Johannesburg and London yesterday in the holding companies' shares, namely Union Platinum (162p), which has a 37.29 per cent stake in Rustenburg, Potgietersrus Platinum (158p), which holds 32.32 per cent, and Waterfall (171p) which has a 29.79 per cent interest.

Dealings were also halted in Lydenburg Platinum (120p) which has a 25.59 per cent stake in Waterfall.

The merger appears to be essentially a tidying-up operation and as such makes good sense, there being no need for three separate companies to do a job which could more easily and cheaply be done by one.

The move could rekindle speculation as to whether one of the major mining finance houses will try to gain control of the Rustenburg mine, especially now that the outlook for the metal has brightened.

Rustenburg last month stated that it was increasing platinum production to 900,000 ozs a year and recently the chairman, Sir Albert Robinson, said that world-wide stocks of the metal are low.

The "Firebird" prospect which lies about 15 miles to the north of the Digger Rocks ore body, drill hole FBD No. 13 intersected 7.7 per cent nickel over 5 feet from 662 feet to 667 feet and 2.3 per cent nickel over 3 feet from 667 feet to 671 feet.

Holes drilled 400 feet to the north and south of FBD No. 13 failed to intersect significant nickel values, however, and no further drilling is thought warranted at the moment.

Endeavour were 15p yesterday.

ROUND-UP

Deep sinking of the rock ventilation shaft system at the Anglo American group's new Elandsrand gold mine in the Far West of the Rand started on May 11. The shaft will be sunk to 7,160 feet and later a sub-vertical shaft will be sunk to give the system a total depth of 11,250 feet. The mine is

Daggafontein gold mine were suspended yesterday at 5p at the company's request pending their formal delisting of the action taken in the light of the directors' intention to de-register the company before the end of this year. There is little likelihood of any distribution before the end of this year.

Of the two remaining problems before the shares could be de-registered, it is hoped that the expenditure of R130,000 (£31,700) will obtain Government clearance in relation to anti-pollution requirements while an auction of the company's property will take place in June as all efforts to sell at a reasonable price have failed.

The company's rights to the slimes dams overlying portions of the freehold property terminated following relinquishment of the mining lease.

FORRESTANIA
DRILL RESULTS

Further drilling news from the potentially exciting Forrestania nickel area in Western Australia comes from Endeavour Oil which has a 15 per cent interest in the Digger Rocks and Cosmic Boy prospects with America's Amstar having the remaining 75 per cent.

In the "Firebird" prospect which lies about 15 miles to the north of the Digger Rocks ore body, drill hole FBD No. 13 intersected 7.7 per cent nickel over 5 feet from 662 feet to 667 feet and 2.3 per cent nickel over 3 feet from 667 feet to 671 feet.

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BIDS AND DEALS

Deep sinking of the rock ventilation shaft system at the Anglo American group's new Elandsrand gold mine in the Far West of the Rand started on May 11. The shaft will be sunk to 7,160 feet and later a sub-vertical shaft will be sunk to give the system a total depth of 11,250 feet. The mine is

PENTOS-JEAVONS

The official document relating to the proposed offer by the industrial holding company Pentos for E. K. Jeavons, contractors and engineers, has been sent out to shareholders. Terms are 30p nominal of 15 per cent. Convertible Unsecured Loan Stock, 1985, of Pentos for every Jeavons share—calculated on the price of the loan stock, May 13 this value each Jeavons at 51p. There is a cash alternative of 55p per share.

Pentos and its subsidiaries already own 255,280 Ordinary (nominal 9.5 per cent) shares for a consideration of £25,000. The business is complementary to that of L. K.'s wholly owned subsidiary Juno Machinery which sells a machine for reproducing patterns to the same industry.

Nelson sales for the seven months to Dec. 31, 1975 were £47,000 and profits before tax £2,000—on assets of £1.2m. 1975 amounted to £41,000. Of the consideration, some £25,000 is being financed through a placing of new L. K. 25p Ordinary shares and £16,000 from its own resources.

L.K. ACQUISITION

L. K. Industrial Investments has agreed to acquire Nelson Planning which sells a system for planning the layout of cloth in a textile manufacturing unit, for a consideration of £25,000. The business is complementary to that of L. K.'s wholly owned subsidiary Juno Machinery which sells a machine for reproducing patterns to the same industry.

Nelson sales for the seven months to Dec. 31, 1975 were £47,000 and profits before tax £2,000—on assets of £1.2m. 1975 amounted to £41,000. Of the consideration, some £25,000 is being financed through a placing of new L. K. 25p Ordinary shares and £16,000 from its own resources.

TOTALISATORS

Ladbroke Group now controls over 95 per cent of the issued Ordinary capital of Totalisators and Greyhound. Its offer for the shares not already owned, has been accepted by over 75 per cent of holders, owning over 90 per cent of the shares for which the offer was made. The offer became unconditional on Monday and remains open. Ladbroke intends to acquire compulsorily any outstanding Ordinary shares.

S.W. AFRICA

The formal documents containing details of the bid by Kila Properties for the capital of The South West Africa Company have been posted to shareholders. For every 100 Swaco shares is offered £175 in cash or 110 Kila shares.

A. GIBBS—L. SAGE

The recommended offer by Antony Gibbs for the share capital of Lionel Sage has received 100 per cent acceptance and has been declared unconditional.

BOWATER INDONESIA

Shareholders of Indonesia Consolidated have approved the scheme of arrangement by Bowater Investments (Far East) to acquire the IC shares not already owned by the group. The scheme, which is expected to become effective June 4, 1976, is subject to Supreme Court sanction.

NO PROBE

On present information, the following mergers will not be referred to the Monopolies and Mergers Commission: Harbrite and Garston Ltd—Hugh Baird and Sons; Metal Box—Venesta International Packaging; Chloride Group—Industrial Instruments, and EMI—Accuratool "business of Dowling and Doll."

White union workers, excluding those employed on South Africa's coal mines are to receive increases ranging between R86 and R18 (£22.5 to £30) from the May pay month. The rises are granted on exactly the same basis as those given to white workers on the gold mines at the end of April.

Consolidated net earnings of Canada's gold producing Giant Yellowknife Mines for the first quarter of the current year came out at \$21,000 (£11,500) or half a cent per share compared with \$183,000 or 4 cents a share for the first three months of 1975. Earnings for the whole of 1975 amounted to \$300,000 or 7 cents a share.

Falconbridge
still suffering

A NET LOSS of \$791,000 (£444,700) for the first quarter of this year is reported by Canada's Falconbridge Nickel compared with a profit of \$2,48m. or 90 cents a share for the corresponding period of 1975 when full year earnings totalled \$322m. or 65 cents a share.

President Marsh A. Cooper says that the earnings of the integrated nickel operations and those attributable to the company's interest in Alminex were the only contributions to exceed the previous year's figures.

Copper deliveries were 55 per cent down on the same period of last year owing to a decrease in the copper content of matte refined and subsequent to the strike in the latter half of last year and the company's operations in Sudbury.

Revenues in the latest quarter were also affected by the strength of the Canadian dollar relative to the U.S. dollar and competitive gold pricing in the Far West.

The nickel industry. Higher costs at shaft will be sunk to 7,160 feet and later a sub-vertical shaft will be sunk to give the system a total depth of 11,250 feet. The mine is

ASSOCIATES DEALS

O'Donnell and Fitzgerald on May 10 bought 12,250 Bolands at 32p on behalf of an associate of Bolands. On May 11, they bought 2,000 at 35p.

WIMPEY ASPHALT, ACQUISITION

Wimpey Asphalt, a subsidiary of George Wimpey, has completed the acquisition of Alex Robertson and Sons (Borden) public works contractors and quarrymasters of Dunfermline. The vendor was Brandis of London.

BARROW-BOLANDS

Barrow Milling announces that acceptances of its offer have been received in respect of 139,365 Ordinary shares of Bolands and 54,263 Preference stock.

RECENT ISSUES

EQUITIES

Issue Price	Amount	1976	1975	1974	1973
1.15	1.15	1.15	1.15	1.15	1.15
1.15	1.15	1.15	1.15	1.15	1.15
1.15	1.15	1.15	1.15	1.15	1.15
1.15	1.15	1.15	1.15	1.15	1.15

FIXED INTEREST STOCKS

Issue Price	Amount	1976	1975	1974	1973
1.15	1.15	1.15	1.15	1.15	1.15
1.15	1.15	1.15	1.15	1.15	1.15
1.15	1.15	1.15	1.15	1.15	1.15
1.15	1.15	1.15	1.15	1.15	1.15

"RIGHTS" OFFERS

Issue Price	Amount	1976	1975	1974	1973
1.15	1.15	1.15	1.15	1.15	1.15
1.15	1.15	1.15	1.15	1.15	1.15
1.15	1.15	1.15	1.15	1.15	1.15
1.15	1.15	1.15	1.15	1.15	1.15

HIGGS AND HILL

Building and Civil Engineering Contractors
Crown House, Kingston Rd., New Malden, Surrey

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BARCLAYTRUST

A MEMBER OF THE BARCLAYS GROUP

Simon Engineering
plans for further growth
Improved overseas income
helps 1975 results

	1975 £000	1974 £000
Turnover	164,284	151,348
Profit before tax	6,699	5,149
Tax	3,564	2,417
Profit for appropriation	2,447	2,399
Earnings per Ordinary Share	13.6p	13.3p
Dividends: Gross equivalent per Ordinary Share	9.7p	8.9p

Points from the Statement by Mr. L. Brook, the Chairman.

1975 RESULTS. The solid overall performance, more evenly spread across the Group than last year, was very encouraging. Over 62 per cent of our revenue comes from exports, foreign subsidiaries and international trading. In spite of difficult times at home, our improved overseas income has greatly helped our overall results. Order intake included a higher proportion of orders taken on a fee and reimbursable basis and gross margins on orders obtained in 1975 were higher than in the previous year.

BALANCE SHEET. We achieved a substantial increase in liquidity which arose from last year's rights issue, the record profit, and a reduction in working capital. Total borrowing was down whilst cash and deposits rose and the Group thus ended 1975 with a very strong balance sheet, well prepared to meet the year ahead.

FOOD ENGINEERING GROUP. Good progress was made, both profit and order intake showing satisfactory gains.

MANUFACTURING GROUP. Almost all companies in this Group did well and prospects for 1976 are favourable.

CONTRACTING GROUP. The Group was fully loaded except for the building activity and prospects are encouraging for 1976 provided that project deferrals do not continue the pattern of 1975.

INDUSTRIAL SERVICES. This Group again produced excellent results, amply justifying recent capital expenditure and the establishment of new trading companies.

THE FUTURE. With further substantial building up of our financial position last year we shall continue our policy of reinforcing growth in those areas of greatest potential. The strength arising from our diversity of activity has been well demonstrated in recent years. It is not possible to take an optimistic view of the UK economic climate for the next two years, but if inflation continues to be significantly reduced as the year progresses, our plans for further growth in 1976 should be achieved.

SIMON ENGINEERING

Specialised machinery; process plant contracting; industrial services.

Copies of the Annual Report may be obtained from the Secretary, Simon Engineering Limited, Cheeldale Heath, Stockport, Cheshire S65 0RT.

هكزا من النحل



Philip Attenborough (Chairman of Hodder & Stoughton)

"There may be aspects of our business where Midland Bank support isn't vital, but it's hard to think of any"

-Philip Attenborough, Chairman of Hodder & Stoughton.

"Book publishing is many things," says Philip Attenborough, "but most of all it is an act of faith. The process begins with the faith which leads an author to entrust a book to Hodder & Stoughton in the first place. It involves faith on our part, both in the author's work and in our ability to publish it well. Most of all, it involves faith in our judgement of how best to produce, market and sell books."

World markets

"But faith implies risks, and the risks of publishing are multiplied by the number of books we produce and the number of markets in which we deal."



Editorial Department

Computer Area

"From humble beginnings in 1868, Hodder & Stoughton now has about 5,000 different titles in print. And because books are a universal means of communication, we now sell to almost every country in the world."

"Because of faith in our main overseas markets, we have established local companies, representatives and agencies in them. All these are supported by a constant export drive carried out by salesmen flying out from London. My own career has been largely bound up with overseas expansion, and I have personally sold books in 54 different countries."

"Naturally, these operations require sophisti-

cated financial support of many kinds, and that is why the faith of the Midland in us has been so important over the years."

Midland Bank support

"Since Matthew Henry Hodder and Thomas Wilberforce Stoughton founded the business 108 years ago, we have expanded enormously," says Philip Attenborough. "This expansion has called for



Reception Area (London)

some very understanding bank managers over the years, all of whom have occupied the same office of the same Midland branch in London."

"The Midland has always advised us well. It has also been our chief ally in financing our growth into a £10 million company. And it has recently provided essential support for the building of our new computerised warehouse in Dunton Green, Kent. The computer itself is leased from Midland Montagu Leasing, another Midland Bank Group company."

"The bank helps in other ways. It helps with cash-flow problems which are seasonal, largely because of royalty payments to authors. On the export side, we draw and discount bills through the Midland, and they operate valuable ECGD facilities for us. Throughout the year they handle a large volume and variety of overseas transactions and

provide us with essential credit information."

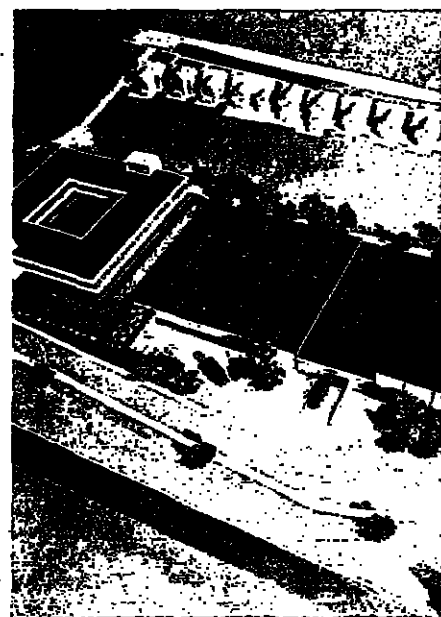
"At a more everyday level, most of our staff bank privately with the Midland, and all our salaries and wages are handled by the Midland's computer service."

Future growth

"The paperback market will keep growing," says Philip Attenborough. "So will our overseas markets. Children are reading more books than ever before. And there are important developments in the supplementary technologies of tape, audio-visual cassettes and microfiches."



London Headquarters



Model of new warehouse which has been constructed at Dunton Green, Kent

"We are confident of our future. Books will last forever. I see no prospect of there ever being a better means of sharing human knowledge, experience and ideas."

"But publishing will go on being an act of faith. So our prospects will continue to be closely linked to our relationship with the Midland."

If yours is a complex and developing business, arrange to meet your local Midland Group manager soon. It might make all the difference to your future."



Midland Bank Group

Principal trading companies: Midland Bank Limited, Clydesdale Bank Limited, Clydesdale Bank Finance Corporation Limited, Clydesdale Bank Insurance Services Limited, Scottish Computer Services Limited, Northern Bank Limited, Northern Bank Development Corporation Limited, Northern Bank Executor and Trustee Company Limited, Northern Bank Trust Corporation Limited, Midland Bank Trust Company Limited, Midland Bank Group Unit Trust Managers Limited, Midland Bank Finance Corporation Limited, Forward Trust Limited, Midland Montagu Leasing Limited, Griffin Factors Limited, Midland Bank Trust Corporation (Jersey) Limited, Midland Bank Trust Corporation (Guernsey) Limited, Midland Bank Insurance Services Limited, The Thomas Cook Group Limited, Thomas Cook Limited, Thomas Cook Overseas Limited, Thomas Cook Bankers Limited, Samuel Montagu & Co. Limited (Incorporating Drayton), Drayton Montagu Portfolio Management Limited, Guyerzeller Zurmont Bank AG, Northern Bank Finance Corporation Limited, Midland Montagu Industrial Finance Limited, Jersey International Bank of Commerce Limited, Bland Payne Holdings Limited, Bland Payne Limited, Bland Payne Reinsurance Brokers Limited, Bland Payne (UK) Limited, Southern Marine & Aviation Underwriters Inc, Bland Payne Australia Limited, London American Finance Corporation Limited, British Overseas Engineering & Credit Company Limited, Drake (UK) International Limited, Drake America Corporation, Export Credit Corporation.

COMPANY NEWS

First half rise for Akroyd & Smithers

AXABLE PROFITS of jobs, Akroyd & Smithers, amounted to £10.3m. for the 26 weeks ended April 26, 1976, compared with £6.6m. for the first 26 weeks of a previous year.

While, due largely to satisfactory market conditions, results for the first half are very favourable, the outlook for the remainder of the year is at present somewhat uncertain, says Mr. D. H. Roy-Lewis, chairman.

The economic factors, which will affect profitability during this period, include the success of the Counter Inflation Policy, control of the level of Government expenditure, ability of industry to contain costs, and the amount of savings both corporate and individual, he stresses.

The profit shown is arrived at after charging a contribution of £50,000 to the Staff Pension Scheme. The directors consider it prudent to make such a provision at this time in order to strengthen the funding basis of the scheme, the chairman explains.

First half earnings per 25p share are shown to have advanced on 1975 to 36.5p. The interim dividend is again 30p net per share (total dividend for the year to October 3, 1976, was 121p to which is added a centenary bonus of 1p, paid from taxable profits of £1m. earnings 37.5p).

Turnover—being the aggregate of all sales—amounted to £10.3m. for the 26 weeks, compared with £6.6m. for the 26 weeks of 1975 and with £5.5m. for all of that year.

	1975	1976
turnover	£5.5m.	£10.3m.
profit	£6.6m.	£10.3m.
earnings	36.5p	36.5p
dividend	30p	30p
total dividend	121p	121p
centenary bonus	1p	1p
earnings	37.5p	37.5p

See Lex

RCF profit warning

RCF Holdings has witnessed an improvement in the receipt of orders since February, but unless the economy covers at a much greater rate than is presently foreseeable, orders must be prepared for the year end results to be disappointing, says the chairman, R. J. Godfrey, in his interim statement.

As known pre-tax profit for the 11th year to January 31, 1976, averaged from £303,000 to £10,000 on a turnover of £5.2m, £5.5m.

Chairman's Statement Page 28

INTERIM STATEMENT

British Leyland Limited

The first short step

HALF-YEAR RESULTS TO MARCH 27, 1976

The Board of British Leyland Limited has announced unaudited results for the six months ended on March 27th, 1976.

	1976	1975
SALES	£453	£455
— Overseas	303	388
TOTAL	966	843
of which direct exports from UK	386	273

(losses and charges in brackets)

PROFIT (LOSS) BEFORE INTEREST AND TAXATION	28.6	(11.8)
Interest payable less receivable	(14.6)	(18.0)
PROFIT (LOSS) BEFORE TAXATION	14.0	(29.8)
Taxation (charge) credit	(8.3)	6.7
PROFIT (LOSS) AFTER TAXATION	5.7	(23.1)
Minority interest	(0.4)	(0.5)
PROFIT (LOSS) BEFORE EXTRA-ORDINARY ITEMS	5.3	(23.6)
Extraordinary items	—	(29.3)
PROFIT (LOSS) AFTER EXTRA-ORDINARY ITEMS	5.3	(52.9)

VEHICLE UNIT SALES 360,000 420,000

The trading profit of £28.6 million is after charging £29.3 million on depreciation and amortisation, compared with the charge of £25.7 million for the first half of 1975/76.

The profit before tax of £14.0 million is after charging interest of £14.6 million and depreciation of £29.3 million. Currency fluctuations, which arose from movements in exchange rates are included in the reported results, and apart from these the company reached a break even position.

If the total profit of £14.2 million earned on home and export des. £17 million is attributable to Truck and Bus products, £5 million to non-automotive products, and a loss of £8 million to cars and light commercial vehicles.

Provisions were made in the 1975 accounts for losses arising from the closure of passenger car plants in Spain and Italy. Although agreement has been reached in principle in respect of these closures, details are not yet completed and it is therefore premature to make any adjustment to the extraordinary provisions at this stage.

Exports from the United Kingdom amounted to £366 million during the half year which was an increase of 34% in value over the same period last year and which also reflected higher unit sales.

In the United Kingdom the total market for passenger cars, light commercial vehicles and trucks was below that for the same period last year. While the Company's market share of trucks was virtually unchanged, its share of the passenger car market declined from 32% to 27%. This decline was due to inadequate production, particularly during October and November. Despite much improved production in January and February, stocks were still too low to meet the increasing demand for British Leyland cars. Nevertheless, the effect of consistent production on profits earned in those six months emphasised the profit potential of uninterrupted production.

The average number of employees in the United Kingdom during the period was 153,000, 10% less than in the corresponding period last year.

There was a reduction by two-thirds in the man hours lost due to disputes compared with the same period a year ago, at the Company, and Cars Group in particular, is always exposed to disproportionately damaging losses in production caused by stoppages of work by a small number of employees. Employee participation agreements are being implemented which will involve employee representatives becoming much more closely involved in the Company's affairs. This is a promising start to a new approach to industrial relations, the development of which is crucial to the fulfilment of the long-term policies upon which the Company's recovery depends. These financial results represent only the first short step on that which will be inevitably a long road to recovery.

Simon Engineering aims for growth

WITH FURTHER substantial building up of the financial position of Simon Engineering last year, the policy of reinforcing growth in those areas of greatest potential will be continued, says the chairman, Mr. L. Brook.

It is not possible to take an optimistic view of the U.K. economic climate for the next two years, but if inflation continues to be significantly reduced the company's plans for further growth in 1976 should be achieved, he adds.

The directors accept that public expenditure in this country must be cut severely. This policy, if pursued, would affect the trading levels of some of the group's companies, but as "there can be little doubt" that overseas markets will move forward faster than the domestic market they will endeavour to maintain growth by even greater transference of resources to marketing and selling overseas.

"We certainly have the capacity to cope with the rise in activity which should occur," the chairman declares.

Group turnover increased from £151m. to £164m. in 1975. Order intake at £144m. though an apparent decline from the £187m. of the previous year, included a higher proportion of orders taken on a fee and reimbursable basis.

Mr. Brook explains that in most fee and reimbursable contracts materials and equipment supply and erection are under the control of the contractor as agent

for the client. It is the company's practice to exclude these items from order book and turnover statistics and to include only charges for payroll overhead costs and fees, usually only a fraction of the total cost of a project.

Although total figures for order intake and turnover are thereby reduced, the same does not apply to gross margins or to the volume of work carried out. Gross margins on orders obtained in 1975 were, in fact, higher than in the previous year, he adds.

The group ended 1975 with a strong balance-sheet—well prepared to meet the year ahead. An increase in liquidity—£8.7m. against a deficit of £1.7m.—arose from the June, 1974, rights issue, the record profit, and a reduction in working capital.

As reported on April 27, group pre-tax profit increased from £5.15m. to £5.7m. Inflation-adjusted profit on C/P basis shows £6.07m. (£5.04m.) pre-tax. This dividend is 6.2500p net (£5.8216p) per 25p share.

(Of the turnover the overseas total was £102,302 (£87.4m.) and U.K. £61,998 (£63.94m.). Exports from U.K. companies totalled £58.5m. external, and £5.04m. intra-group.

An analysis of turnover and profit (in percentages) shows specialised machinery 34 (30.4) and 46.8 (36.8); process plant construction 39.4 (32.1) and 17.5 (9.7); and industrial services 24.8 (27.3) and 46.8 (63.4). Associates contributed 6.2 (6.4) to profit and

there were deductions of 5 (8) for interest and 12.3 (same) central services.

Meeting, Stockport, June 14, noon.
Chairman's Statement Page 28

Lankro in joint U.S. venture

Lankro Chemicals Group and Fallick Chemical Corporation of New York City, have formed a joint company, Fallick-Lankro Corporation, to manufacture in the U.S. the range of phenoxy acid herbicides currently produced and marketed world-wide by Buris and Harvey, Lankro's agrochemical division, of Belvedere, Kent.

Lankro and Fallick will each have a 50 per cent. share in the joint company, which has been incorporated in Alabama and will have a total equity of \$3.25m. Loan funds of \$1m. will be provided by Mutual Life Insurance Company of New York.

Lankro is contributing \$1,625,000 in cash, already held in New York out of proceeds of export sales from the U.K., and the balance of \$1m. will be provided by Buris and Harvey's U.S. and Mr. R. M. Bagnall becomes deputy-chairman.

TI expects to improve after poor start

PROFITS of Tube Investments, the metal, engineering and electrical group, had been running at about 20 per cent. below the corresponding period of last year, Lord Plowden, the retiring chairman, said yesterday.

But, as the recovery in world trade gained momentum, profit levels were expected to improve later in the year, he told shareholders at the annual meeting in Birmingham.

Lord Plowden said the earlier expectations that difficult trading conditions were expected to continue through the first half of 1976, had proved to be the case so far. Demand for domestic appliances was particularly depressed, he reported, both at home and abroad, accentuating the usual seasonal pattern. However, the steel tube business was holding up better than expected and aluminium had improved "significantly".

Profit levels were expected to improve later in the year as the recovery in world trade gained momentum. There were already signs of market strength in some sectors, Lord Plowden continued. Overseas and export prospects were encouraging and there had been a sharp upturn in export orders for machine tools.

Lord Plowden retired as chairman following the meeting and will become president, Mr. B. S. Keller succeeds him as chairman and Mr. R. M. Bagnall becomes deputy-chairman.

STOREYS

"The personal and home decor specialists"

Improved results expected for first half of current year

Dr. David A. Harper, Chairman, addressing the Annual General Meeting, reported on the current year as follows:—

"In my statement circulated with the Report and Accounts, which was written at the beginning of April, I said that all divisions were busy and that the level of activity achieved in the autumn was being maintained. I am happy to say that the level of demand has continued and I therefore look forward to being able to report results for the first half of this year which will compare favourably with those for the corresponding period of last year."

"The installation of the additional production equipment for both vinyl wallcovering and transfer printing at our factory site at White Lund is up to schedule and will provide us with the extra capacity to meet the expected future demand."

RESULTS AT A GLANCE

	1975	1974
	£000's	£000's
Sales	27,311	24,510
Group profit before tax	3,279	1,618
Dividends	430	402
Earnings per 25p share	11.00p	5.87p
Dividend per 25p share	3.0924p	2.9024p

Copies of the full report and Chairman's Statement may be obtained from the Secretary

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Introducing the FT Eurobond List

The Financial Times is to publish monthly the Association of International Bond Dealers' official List of Eurobond Quotations and Yields.

The official Eurobond List will be an essential work of reference for anyone investing, borrowing or involved in this increasingly important market.

You'll find it as an integral part of the Financial Times early in every month. The first issue appears on Monday, June 7, and planned publication dates for the remainder of the year are July 5, August 9, September 6, October 11,

November 8 and December 6.

So, from now on, month by month, you'll have Eurobond data that's accurate to the last trading day of the preceding month. At least sixteen pages of detailed information which will help you find all the facts you want fast.

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FT 2



INTERNATIONAL COMPANY NEWS + EURO MARKETS

Opel expects production to return to 1973 levels

BY GUY HAWTIN

ADAM OPEL, the large West German General Motors subsidiary, is expecting production to return to 1973 levels this year. It was disclosed today that the heavy rise in raw materials, energy and labour costs makes it highly unlikely that profits will equal the record 1973 figures.

Last year the concern turned out 657,539 vehicles of all types compared with 533,654 in 1974. This year it estimated that production will total between 850,000 and 900,000 vehicles against the 874,355 produced in 1973.

During the first quarter of 1976, Opel remained the best selling mark in the Federal Republic, Austria and the Netherlands. Opel sales in West Germany, however, fell 10 per cent on those of the Volkswagen group as a whole.

Orders in the domestic market showed a considerable improvement with domestic demand totalling 155,000 units. There has been an "excellent response" to the new models introduced to the market. As expected, price rises introduced by the group had prompted a 50 per cent fall off in orders compared with the previous month.

The April fall-off in orders, however, had to be seen against the background of "extraordinarily high" bookings in March, said Herr E. Rhode, a member of the Opel executive Board. Customers had ordered in March in anticipation of the April price increases. Against this, orders in May had increased substantially, particularly for Kadett and Rekord models.

On the export front, Opel is expecting something of a boom. The rise in the rates charged to Europe with the concern unable to supply its European dealership with as many cars as it wanted. But this year from Opel will be no exports from Opel to the U.S.

Mr. James Waters, the concern's newly appointed chief executive, said that high overheads, coupled with exchange rate difficulties ruled out exports to the U.S. However, "if economic circumstances changed," he said, the group would review the situation and possibly resume exports to the U.S.

The Opel concern remains curiously coy about turnover projections for the current year. Mr. Waters claimed that it was not in the group's interest to reveal its estimates as this could be of considerable help to its competitors.

participation cut by an aggregate \$50m. Electricité de France (EDF) is considering raising funds on international markets. Reuters reports from Paris, but liquidity as a result of current revenues and a Frs.1bn domestic bond issue launched to-day leaves it in no hurry, an official said.

Plans under consideration include a Eurobond issue and a rollover credit facility allowing the option of raising funds on the international or the U.S. commercial paper markets, he said.

Market sources said the Euro-bond issue could be for \$75m, or more with a maturity up to 15 years, but is not expected before mid-July at the earliest.

The rollover credit could be for around \$300m, and would follow a formula already successfully used by EDF in the past, but conditions of spread and duration are not yet decided, they said.

Société Générale is cited as potential manager for the Euro-bond issue and Credit Lyonnais for the syndicated credit, they said.

The loan agreement for Morocco's five year Eurobond financing has now been signed. The amount of the loan was finally set at \$300m. Spread is 1 1/2 and lead manager Union des Banques Arabes et Françaises.

Pre-underwriting had originally been arranged for \$200m, with the expectations that the size of the loan would be raised to \$250m, after market syndication. Any amount, between \$50m and \$100m, which emerged from the syndication was expected to go towards cutting back underwriting commitments. However it is understood that the raising of the amount to \$300m, does not necessarily imply that the banks involved in the pre-underwriting had their

Walter Thompson losses J. WALTER Thompson has reported revenue of \$30.8m for the quarter ended March 31, 1976 compared with \$30.1m for the same period last year.

It incurred a loss of \$700,000 or 36 cents per common share against a loss of \$716,000 or 27 cents per common share previously. Foreign exchange losses were \$99,000 against profits of \$139,000.

Mr. Don Johnston, the president and chief executive officer, says that J. Walter Thompson's first quarter revenue is traditionally low, but he reiterated that earnings for the full year will improve over that of 1975.

Source: White West Securities, London.

FRANKFURT, May 17.

According to the 1975 profit and loss statement, last year's turnover was DM6,245bn. (€1,344bn.)—a 28.7 per cent increase on the previous year's DM4,852bn. (€1,046bn.). At the same time, the group had surplus of 12 per cent, production growth forecast and, in fact, output had risen by 12.7 per cent.

Not profits for 1975, according to the statement, totalled DM4,852bn. against DM6,245bn. shown in 1974. While this gives a clear indication of the major improvements in Opel's fortunes last year against the depressing 1974 downturn, it should be pointed out that during 1975 Opel operated in the red.

Mr. Waters said that profit objective for 1976 was to improve earnings considerably, against 1975 figures. Mr. J. E. Rhame, the finance director, said that in this respect the year looked like being a very good one. Volume excluding unforeseen political difficulties, was expected to hold up well.

Investment in 1976 is planned at about DM370m, considerably more than 1975's DM300m. This represents a return to the capital investment levels of 1974 when it reached just under DM400m.

Source: Opel AG, Frankfurt.

Siemens first-half profit recovery

BY ADRIAN DICKS

BONN, May 17.

SIEMENS, the leading West German electrical group, today announced results for the first half of the current year that show a healthy recovery in activity, while making clear that the

March. Overseas business, accounting for DM4,852bn. in 1975, rose by 15 per cent, while domestic business, at DM5,25bn., was up 10 per cent.

Net profits rose from DM231m. to DM251m., but declined as a proportion of turnover.

There is no breakdown of Siemens' performance by areas of business, but it is clear that substantial idle capacity, in consumer products and in the information sector, remained one important negative factor weighing on the results.

The interim report indicates that there has been no volume growth. Siemens states that it does not expect any improvement in the volume of orders before the second half-year, though it does not indicate whether this hope is being fulfilled.

During the first half, there was a 2 per cent rise in overseas orders. But this was more than cancelled out by a 4 per cent decline in new domestic orders, leading to an overall decline of 1 per cent, to a low of DM10,85bn. There was a further 3 per cent decline in the group's labour force during the six months, though workers on strike declined from 25,000 to 18,000.

The Siemens figures include the first time results of Osram, the light-bulb manufacturer, in which Siemens now holds 78.6 per cent.

World-wide turnover for the group rose by 12 per cent, to DM10,85bn. (€2,15bn.) during the six months to end-March.

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Sears makes good headway

SEARS ROEBUCK has reported net earnings per share of 54 cents in the first quarter ended April 30 against 34 cents previously.

Net income rose from \$34.4m. to \$55.1m. on sales up from \$2.24bn. to \$3.2bn. The previous year results have been restated for inflation and new accounting standards relating to foreign currency translation.

Mr. Arthur Wood, the chairman, says Sears' prospects for the rest of the year are good. "Our economists are predicting that personal disposable income will be up 9.7 per cent in the first half and 10.5 per cent in the second half. With confidence continuing to rise we anticipate good business during the balance of 1976."

He says the first quarter reflected continued strengthening of consumer demand particularly in durable goods.

Time Darby reorganises SIME DARBY Holdings has announced a big reorganisation of its activities into three principal international divisions, effective July 1.

It will establish an eastern international division, with responsibilities covering companies headquartered in Singapore, Hongkong, Thailand and Australasia, while a western international division will be set up with responsibility for operations in Europe, including the U.K., North America, the Middle East and India.

A Malaysian division will have responsibility for companies headquartered in Malaysia and Indonesia.

Xerox to finance equipment sales XEROX CORP. said it is offering internal Xerox financing for customers wanting to buy information processing equipment.

The company said it is instituting the service in response to customer requests. Its copiers, duplicators, microfilm products, electronic typing systems and facsimile transmitters will be included in the programme.

French bankruptcies BANKRUPTCY proceedings in France in April numbered 1,424, some 20 per cent up on March but roughly equal to the monthly average for 1975, according to the latest figures issued by the national institute of statistics (INSEE), writes Robert Mauthner.

In spite of the increase, the general trend since the beginning of the year is downwards, he says, reflecting the improvement in the economic climate. Sectors in which the number of bankruptcies have fallen noticeably include the building industry, public works, hotels, restaurants and cafes, transport and other services, as well as retailing in general.

On the other hand, there has been a marked increase in bankruptcies in the agricultural and food retailing field, where the number of businesses liquidated or in the process of liquidation was higher than the average for 1975.

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Bank of America to buy out Kleinwort, Paribas stakes

BY MICHAEL BLANDIN

BANK OF AMERICA is paying just under \$16m. (€3m.) to buy out the minority interests in its merchant banking subsidiary, Kleinwort, Benson and Paribas.

The move, foreshadowed in these pages last month, is aimed at achieving closer integration of the subsidiary, Bank of America International, and consolidation of the group's Eurobond and loan syndication business and other merchant banking activities in the London merchant banking operation.

The purchase price is based on book values at March 31. Kleinwort, Benson and Paribas will each receive \$6,280,287, plus the repayment of their share of the company's subordinated deposit, totalling \$1.7m. each.

The subsidiary, at present 55 per cent owned by Bank of America, is based in Luxembourg but operates through a London company, Mr. A. C. Rice, executive vice-president of Bank of America, explained that the aim of the move was to make it possible to bring all the group's international merchant banking activities together. The subsidiary, he said, would continue to serve "as the flagship of the parent bank's merchant banking activities."

He added that the restructuring would not affect Bank of America's working relationship with Kleinwort and Paribas. They will continue with other merchant banking subsidiary operations as well as with American Bank of America and Paribas.

The deal is subject to official approvals, but it is not expected that there will be any obstacles from the Bank of England or other authorities. It is expected to be completed in the third quarter of this year.

Commenting on the deal, Kleinwort said that the funds it received would be used for expansion of its own activities.

likely to amount to \$3.4bn. over the next ten years, of which \$3.3bn. would be on intermediate term loans. The estimate was based on present estimates of how the world tanker market likely to behave over the next decade.

Repercussions of the Pertamina losses run right through the Indonesian economy. The \$1.3bn. is owed to the Treasury in bank taxes.

Before the Pertamina disaster, oil was going to be the mainstay of the economy. Indonesia is one of the biggest (with 130m. people), one of the poorest (with a per capita income of \$130 a year) and one of the most corrupt in the world.

Indonesia's gross oil earnings amount to \$5bn. a year. Net earnings were more than \$300m. Oil earnings contribute more than 50 per cent of the Indonesian budget, and in an effort to reduce the strains on the budget, Dr. Sadli is trying to persuade the international companies to reduce their share of the "take" from Indonesia's oil.

Calcutt last month agreed to the Government an extra barrel and negotiations which put the total Pertamina indebtedness at \$6.2bn. But that barrel from the company figure did not include the losses operating production, shut on the tanker hire and purchase agreements in Indonesia.

Last month, the Financial Times was told in Jakarta that the Pertamina tanker losses were the Government in this way.

NET PROFITS of Barlow Rand rose from \$29.05m. to \$32.45m. for the first six months to end-March, but since then there has been a "definite downturn" in trading conditions, reports the chairman, Mr. C. S. Barlow.

Turnover was \$536.78m. (€140.55m.) and pre-tax profits \$62.38m. (€14.98m.). The dividend is maintained at 7 cents.

Describing the interim results as better than anticipated, the chairman attributes current depressed conditions to the general impact on the South African economy of lower gold prices and inflation.

In view of this, and the increased rate of taxation, Mr. Barlow foresees only a small improvement in full year earnings.

Mr. Barlow foresees a changed total dividend of 10 cents, with a final 16 cent dividend.

The group has, however, benefited from its diversification programme, with strong performance by the mining and divisions and a significant increase in contribution by electronic interests. There is also a first time contribution from television.

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Banking Offices: Luxembourg, Nassau and Cayman Representative Offices: London, New York and Panama.

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GKN/SACHS

Monopolies Commission support for Cartel Office decision

BY A. H. HERMANN

BERLIN, May 17.

THE FEDERAL Cartel Office decision against the GKN-Sachs merger announced last Friday appears to rest on a legal opinion which has not yet been tested in German courts.

While the Cartel Office cannot be certain, therefore, of having its view confirmed in the courts, it is confident that its decision will appeal, it seems to be fairly sure of support in the German Monopolies Commission.

That would be the case for the two companies asked the Minister of Economics to over-ride the Cartel Office on the grounds of public interest.

These conclusions can be drawn from a conversation which I had here to-day with Professor Kurt Markert, chairman of the Cartel Office Board which made the decision.

The second yearly report of the German Monopolies Commission is due to be published in a fortnight and it is likely to come out in favour of stricter merger control. The Cartel Office, however, is already applying its merger control powers more vigorously than had been anticipated by industry at the time the former Competition Act, now passed in 1973.

The full text of the Cartel Office decision was handed to the representatives of the two companies to-day but its main points will be published only later this week presumably on Wednesday.

However it appears from the explanation given by Professor Markert that the main legal ground on which the decision rests—namely the potential strengthening of market dominance which would result from the financial strength lent to Sachs by GKN—is not at all well defined in German law. Though the Government referred to financial strength as a consideration when presenting the Competition Act in Parliament, not a single decision made in German courts has yet defined this concept in connection with mergers. The GKN appeal may well provide the first chance for the Supreme Court to do so.

The crucial question now is whether the courts will agree with the Cartel Office in declaring that merely a potential strengthening of dominance by financial links constitutes grounds for prohibition.

Professor Markert strongly rejects British complaints that the Cartel Office acted unfairly by leading GKN to believe that the "financial strength" argument would not be used against the proposed merger. In fact, the Cartel Office had mentioned this objection, Professor Markert said, to the German lawyers of the two parties by the end of 1975.

Early in April the Cartel Office outlined to the parties the decision which it proposed to take to give them an opportunity to present counter-arguments.

Professor Markert denied that the decision had anything to do with the fact that the acquiring party was British. Also any parallel with the earlier case of the General Electric U.S. bid for Osram, misinterpreted. In fact, said Markert, the Cartel Office had already reached an agreement with General Electric on the terms under which it would approve the General Electric take-over of Osram when Siemens stepped in and frustrated the deal.

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Phoenix Assurance Co. Ltd.		Scott Widows' Fund, Ltd.		
43, King William St., EC4P 4HH	01 4956 9876	9, St. Andrew's, St. John's	01 522 2551	
Sec. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	59.0	61.9		
Pres. Equity & Life Ass. Co. V		Slater Walker Insurance Co. Ltd.		
118, Crawford Street, W1H 2AS	01 490 0857	30, Abchurch Road, E.C.4	01 749 7910	
R. Sill, Prop. Bd.,	151.3	Sec. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	59.0	61.9
D. Entley, Mgr.	76.1	Sun Alliance Fire Mgmt. Ltd.	01 522 2551	
D. Entley, Mgr.	76.1	Sun Alliance House, Hurlingham	01 522 2551	
D. Entley, Mgr.	76.1	Sun Alliance House, Hurlingham	01 522 2551	
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D. Entley, Mgr.	76.1	Sun Alliance House, Hurlingham	01 522 2551	
D. Entley, Mgr.	76.1	Sun Alliance House, Hurlingham	01 522 2551	

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Neptune Intnl. Fed. Mgrs.			Target Trust Mgrs. (Cayman) Ltd.		
P.O. Box 21, Station Jv.	0034-15941		P.O. Box 710, Grand Cayman, 15 man		
International Fed. Mgrs.	0035-3112	1.40	100000000, 0.29%		
Old Court Firm Mgrs. Ltd.	0036-3112	1.40	Free cash flow, 1000000		
P.O. Box 21, Station Jv.	0037-2625		Tokyo Pacific Holdings N.Y.		
Old Court Firm Mgrs. Ltd.	0038-2625		Int'l. Mgmt. Corp. N.Y.		
P.O. Box 21, Station Jv.	0039-2625		NAV per share \$10, \$15,975.24		
Old Court Firm Mgrs. Ltd.	0040-2625		Tokyo Pacific Holdings N.Y.		
P.O. Box 21, Station Jv.	0041-2625		Int'l. Mgmt. Corp. N.Y.		
Old Court Firm Mgrs. Ltd.	0042-2625		NAV per share \$10, \$15,975.24		
P.O. Box 21, Station Jv.	0043-2625		For Triumph Int. Fed. Mgrs.		
Old Court Firm Mgrs. Ltd.	0044-2625		See Neptune Int. Fed. Mgrs.		

[illegible]

Value May 7. Next closing May 24
Survinvest Copper Trust Mngrs. Ltd.
 P.O. Box 68, 54 Heller Jersey 0574-28128
 Survinvest Cpr. Tr. [513 72 14 45]-0-11
Survinvest Trust Managers Limited
 50, Athol Street, Douglas, I.O.M. 0574-22014
 The Silver Trust 0574-107 5-211

NOTES

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YASUDA
TRUST AND BANKING
London Branch: 01-628-5721
Head Office: Tokyo

INDUSTRIALS - Continued

Stock	Price	High	Low	Open	Close	Change
British Petroleum	225.00	225.00	225.00	225.00	225.00	0.00
Shell	185.00	185.00	185.00	185.00	185.00	0.00
British Airways	155.00	155.00	155.00	155.00	155.00	0.00
British Overseas Airways	145.00	145.00	145.00	145.00	145.00	0.00
British Airways	135.00	135.00	135.00	135.00	135.00	0.00
British Airways	125.00	125.00	125.00	125.00	125.00	0.00
British Airways	115.00	115.00	115.00	115.00	115.00	0.00
British Airways	105.00	105.00	105.00	105.00	105.00	0.00
British Airways	95.00	95.00	95.00	95.00	95.00	0.00
British Airways	85.00	85.00	85.00	85.00	85.00	0.00

PROPERTY - Continued

Stock	Price	High	Low	Open	Close	Change
British Property	125.00	125.00	125.00	125.00	125.00	0.00
British Property	115.00	115.00	115.00	115.00	115.00	0.00
British Property	105.00	105.00	105.00	105.00	105.00	0.00
British Property	95.00	95.00	95.00	95.00	95.00	0.00
British Property	85.00	85.00	85.00	85.00	85.00	0.00
British Property	75.00	75.00	75.00	75.00	75.00	0.00
British Property	65.00	65.00	65.00	65.00	65.00	0.00
British Property	55.00	55.00	55.00	55.00	55.00	0.00
British Property	45.00	45.00	45.00	45.00	45.00	0.00
British Property	35.00	35.00	35.00	35.00	35.00	0.00

TRUSTS - Continued

Stock	Price	High	Low	Open	Close	Change
British Trust	125.00	125.00	125.00	125.00	125.00	0.00
British Trust	115.00	115.00	115.00	115.00	115.00	0.00
British Trust	105.00	105.00	105.00	105.00	105.00	0.00
British Trust	95.00	95.00	95.00	95.00	95.00	0.00
British Trust	85.00	85.00	85.00	85.00	85.00	0.00
British Trust	75.00	75.00	75.00	75.00	75.00	0.00
British Trust	65.00	65.00	65.00	65.00	65.00	0.00
British Trust	55.00	55.00	55.00	55.00	55.00	0.00
British Trust	45.00	45.00	45.00	45.00	45.00	0.00
British Trust	35.00	35.00	35.00	35.00	35.00	0.00

MOTOR, AIRCRAFT TRADERS

Stock	Price	High	Low	Open	Close	Change
British Motor	125.00	125.00	125.00	125.00	125.00	0.00
British Motor	115.00	115.00	115.00	115.00	115.00	0.00
British Motor	105.00	105.00	105.00	105.00	105.00	0.00
British Motor	95.00	95.00	95.00	95.00	95.00	0.00
British Motor	85.00	85.00	85.00	85.00	85.00	0.00
British Motor	75.00	75.00	75.00	75.00	75.00	0.00
British Motor	65.00	65.00	65.00	65.00	65.00	0.00
British Motor	55.00	55.00	55.00	55.00	55.00	0.00
British Motor	45.00	45.00	45.00	45.00	45.00	0.00
British Motor	35.00	35.00	35.00	35.00	35.00	0.00

SHIPPING

Stock	Price	High	Low	Open	Close	Change
British Shipping	125.00	125.00	125.00	125.00	125.00	0.00
British Shipping	115.00	115.00	115.00	115.00	115.00	0.00
British Shipping	105.00	105.00	105.00	105.00	105.00	0.00
British Shipping	95.00	95.00	95.00	95.00	95.00	0.00
British Shipping	85.00	85.00	85.00	85.00	85.00	0.00
British Shipping	75.00	75.00	75.00	75.00	75.00	0.00
British Shipping	65.00	65.00	65.00	65.00	65.00	0.00
British Shipping	55.00	55.00	55.00	55.00	55.00	0.00
British Shipping	45.00	45.00	45.00	45.00	45.00	0.00
British Shipping	35.00	35.00	35.00	35.00	35.00	0.00

FINANCE

Stock	Price	High	Low	Open	Close	Change
British Finance	125.00	125.00	125.00	125.00	125.00	0.00
British Finance	115.00	115.00	115.00	115.00	115.00	0.00
British Finance	105.00	105.00	105.00	105.00	105.00	0.00
British Finance	95.00	95.00	95.00	95.00	95.00	0.00
British Finance	85.00	85.00	85.00	85.00	85.00	0.00
British Finance	75.00	75.00	75.00	75.00	75.00	0.00
British Finance	65.00	65.00	65.00	65.00	65.00	0.00
British Finance	55.00	55.00	55.00	55.00	55.00	0.00
British Finance	45.00	45.00	45.00	45.00	45.00	0.00
British Finance	35.00	35.00	35.00	35.00	35.00	0.00

Garages and Distributors

Stock	Price	High	Low	Open	Close	Change
British Garage	125.00	125.00	125.00	125.00	125.00	0.00
British Garage	115.00	115.00	115.00	115.00	115.00	0.00
British Garage	105.00	105.00	105.00	105.00	105.00	0.00
British Garage	95.00	95.00	95.00	95.00	95.00	0.00
British Garage	85.00	85.00	85.00	85.00	85.00	0.00
British Garage	75.00	75.00	75.00	75.00	75.00	0.00
British Garage	65.00	65.00	65.00	65.00	65.00	0.00
British Garage	55.00	55.00	55.00	55.00	55.00	0.00
British Garage	45.00	45.00	45.00	45.00	45.00	0.00
British Garage	35.00	35.00	35.00	35.00	35.00	0.00

SHOES AND LEATHER

Stock	Price	High	Low	Open	Close	Change
British Shoe	125.00	125.00	125.00	125.00	125.00	0.00
British Shoe	115.00	115.00	115.00	115.00	115.00	0.00
British Shoe	105.00	105.00	105.00	105.00	105.00	0.00
British Shoe	95.00	95.00	95.00	95.00	95.00	0.00
British Shoe	85.00	85.00	85.00	85.00	85.00	0.00
British Shoe	75.00	75.00	75.00	75.00	75.00	0.00
British Shoe	65.00	65.00	65.00	65.00	65.00	0.00
British Shoe	55.00	55.00	55.00	55.00	55.00	0.00
British Shoe	45.00	45.00	45.00	45.00	45.00	0.00
British Shoe	35.00	35.00	35.00	35.00	35.00	0.00

DIAMOND AND PLATINUM

Stock	Price	High	Low	Open	Close	Change
British Diamond	125.00	125.00	125.00	125.00	125.00	0.00
British Diamond	115.00	115.00	115.00	115.00	115.00	0.00
British Diamond	105.00	105.00	105.00	105.00	105.00	0.00
British Diamond	95.00	95.00	95.00	95.00	95.00	0.00
British Diamond	85.00	85.00	85.00	85.00	85.00	0.00
British Diamond	75.00	75.00	75.00	75.00	75.00	0.00
British Diamond	65.00	65.00	65.00	65.00	65.00	0.00
British Diamond	55.00	55.00	55.00	55.00	55.00	0.00
British Diamond	45.00	45.00	45.00	45.00	45.00	0.00
British Diamond	35.00	35.00	35.00	35.00	35.00	0.00

NEWSPAPERS, PUBLISHERS

Stock	Price	High	Low	Open	Close	Change
British Newspaper	125.00	125.00	125.00	125.00	125.00	0.00
British Newspaper	115.00	115.00	115.00	115.00	115.00	0.00
British Newspaper	105.00	105.00	105.00	105.00	105.00	0.00
British Newspaper	95.00	95.00	95.00	95.00	95.00	0.00
British Newspaper	85.00	85.00	85.00	85.00	85.00	0.00
British Newspaper	75.00	75.00	75.00	75.00	75.00	0.00
British Newspaper	65.00	65.00	65.00	65.00	65.00	0.00
British Newspaper	55.00	55.00	55.00	55.00	55.00	0.00
British Newspaper	45.00	45.00	45.00	45.00	45.00	0.00
British Newspaper	35.00	35.00	35.00	35.00	35.00	0.00

TEXTILES

Stock	Price	High	Low	Open	Close	Change
British Textile	125.00	125.00	125.00	125.00	125.00	0.00
British Textile	115.00	115.00	115.00	115.00	115.00	0.00
British Textile	105.00	105.00	105.00	105.00	105.00	0.00
British Textile	95.00	95.00	95.00	95.00	95.00	0.00
British Textile	85.00	85.00	85.00	85.00	85.00	0.00
British Textile	75.00	75.00	75.00	75.00	75.00	0.00
British Textile	65.00	65.00	65.00	65.00	65.00	0.00
British Textile	55.00	55.00	55.00	55.00	55.00	0.00
British Textile	45.00	45.00	45.00	45.00	45.00	0.00
British Textile	35.00	35.00	35.00	35.00	35.00	0.00

OVERSEAS TRADERS

Stock	Price	High	Low	Open	Close	Change
British Overseas	125.00	125.00	125.00	125.00	125.00	0.00
British Overseas	115.00	115.00	115.00	115.00	115.00	0.00
British Overseas	105.00	105.00	105.00	105.00	105.00	0.00
British Overseas	95.00	95.00	95.00	95.00	95.00	0.00
British Overseas	85.00	85.00	85.00	85.00	85.00	0.00
British Overseas	75.00	75.00	75.00	75.00	75.00	0.00
British Overseas	65.00	65.00	65.00	65.00	65.00	0.00
British Overseas	55.00	55.00	55.00	55.00	55.00	0.00
British Overseas	45.00	45.00	45.00	45.00	45.00	0.00
British Overseas	35.00	35.00	35.00	35.00	35.00	0.00

PAPER, PRINTING, ADVERTISING

Stock	Price	High	Low	Open	Close	Change
British Paper	125.00	125.00	125.00	125.00	125.00	0.00
British Paper	115.00	115.00	115.00	115.00	115.00	0.00
British Paper	105.00	105.00	105.00	105.00	105.00	0.00
British Paper	95.00	95.00	95.00	95.00	95.00	0.00
British Paper	85.00	85.00	85.00	85.00	85.00	0.00
British Paper	75.00	75.00	75.00	75.00	75.00	0.00
British Paper	65.00	65.00	65.00	65.00	65.00	0.00
British Paper	55.00	55.00	55.00	55.00	55.00	0.00
British Paper	45.00	45.00	45.00	45.00	45.00	0.00
British Paper	35.00	35.00	35.00	35.00	35.00	0.00

PROPERTY

Stock	Price	High	Low	Open	Close	Change
British Property	125.00	125.00	125.00	125.00	125.00	0.00
British Property	115.00	115.00	115.00	115.00	115.00	0.00
British Property	105.00	105.00	105.00	105.00	105.00	0.00
British Property	95.00	95.00	95.00	95.00	95.00	0.00
British Property	85.00	85.00	85.00	85.00	85.00	0.00
British Property	75.00	75.00	75.00	75.00	75.00	0.00
British Property	65.00	65.00	65.00	65.00	65.00	0.00
British Property	55.00	55.00	55.00	55.00	55.00	0.00
British Property	45.00	45.00	45.00	45.00	45.00	0.00
British Property	35.00	35.00	35.00	35.00	35.00	0.00

TEAS

Stock	Price	High	Low	Open	Close	Change
British Tea	125.00	125.00	125.00	125.00	125.00	0.00
British Tea	115.00	115.00	115.00	115.00	115.00	0.00
British Tea	105.00	105.00	105.00	105.00	105.00	0.00
British Tea	95.00	95.00	95.00	95.00	95.00	0.00
British Tea	85.00	85.00	85.00	85.00	85.00	0.00
British Tea	75.00	75.00	75.00	75.00	75.00	0.00
British Tea	65.00	65.00	65.00	65.00	65.00	0.00
British Tea	55.00	55.00	55.00	55.00	55.00	0.00
British Tea	45.00	45.00	45.00	45.00	45.00	0.00
British Tea	35.00	35.00	35.00	35.00	35.00	0.00

PROPERTY

Stock	Price
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Engineers' vote may endorse pay policy

BRITAIN'S second largest union, the 1.4m-member Amalgamated Union of Engineering Workers, is poised to fall into line with the proposed 4 1/2 per cent pay policy, thereby ensuring it land-side support at the special TUC Congress next month.

Leaders of the third largest union, the General and Municipal Workers, yesterday decided, as expected, to recommend their conference earlier next month to back the pay plan.

The last major obstacle to the policy, due to be introduced in August, should disappear today when the national committee of the AUEW's dominant engineering section, one of the union's four sections, debates pay. The indications are that the policy will be accepted by a slim majority of this evenly divided body.

Left-wingers had hoped to defer the pay debate until the AUEW's full conference here next week, when delegates from the other three sections — technical and supervisory section (TASS), construction, and foundry — would give them a better chance of rejecting the Government-TUC pay package.

But with the pay debate now being held today in the engineering national committee instead of moderates are confident of victory, however, close would mandate all 52 delegates for next week's full AUEW conference. Because of the engineering section's dominant role, that would be decisive.

Today's pay debate, which will be completed before Mr. James Callaghan, the Prime Minister, addresses the committee tomorrow, will reveal the deep political divisions within the national committee. With most delegates already committed, the more independent Type and Teesside delegates hold the balance of power and since they have put forward a motion urging support for the Labour Government and a return to free collective bargaining only when economic circumstances permit, they are expected to endorse the policy.

The Left-wingers' only hope of aligning the AUEW against the policy would be for them to force a 26-26 stalemate today which would leave the 52 delegates without any mandate at next week's full conference.

Pitfalls

Strong backing for the pay policy is expected today from Mr. Hugh Scanlon, AUEW president, who hinted yesterday he might be forced to resign from the TUC policy negotiating team if the proposals were rejected by his union.

While not specifically mentioning pay in his presidential address, Mr. Scanlon took great pains to stress the need to maintain a Labour Government.

He declared that the union would continue to press the Government for selected reflation so as to preserve jobs but was not prepared to "play the Tories' game."

"We will not, I repeat will not, indulge in irresponsible actions which can only result in the now minority Labour Government being brought down," said Mr. Scanlon.

In a thinly veiled recommendation to delegates to support the pay policy, Mr. Scanlon warned of the implications if the Labour Government were replaced by the Tories.

"We shrink in horror at the thought of a Tory Government being unleashed on us," he declared, suggesting that this would lead to unemployment in proportions hitherto undreamed of and the reduction of social services to a minimum.

He went on to remind delegates about the union's costly legal battle over the Conservatives' Industrial Relations Act and the more recent Tory "interference" in union affairs.

In his view it was unthinkable to help bring about the return of such a Government — a theme he is certain to repeat in today's pay debate when he will attempt to justify his support for the pay policy.

Mr. Scanlon also used his address to hit out at international financial speculators, whom he blamed for the sterling crisis, and at TUC plans for worker participation. The

SCARBOROUGH, May 17.

U.S. aerospace team here for partnership talks

BY MICHAEL DONNE, AEROSPACE CORRESPONDENT

ANGLO-U.S. collaboration on future civil aerospace programmes, including a new air-engine, is under discussion in London this week between top officials of Boeing and Pratt & Whitney of the U.S. and U.K. Ministers and aerospace industry representatives.

The U.S. team, led by Mr. T. C. Wilson, president of Boeing, and Mr. Harry Gray, president of United Technologies, the parent company of Pratt & Whitney, last night met Mr. James Callaghan, the Prime Minister, after seeing Mr. Eric Arbury, Secretary for Industry, and Sir Kenneth Keith, chairman of Rolls-Royce (1971).

Today they are expected to meet Lord Beswick, chairman of the aerospace organisation committee preparing for nationalisation of the industry. Later, they will visit British Airways and possibly British Aircraft Corporation and Hawker Siddeley Aviation, too. These meetings are of the highest significance in view of growing concern about the possibility that the French industry might reach a private agreement with the U.S. industry that would leave possible future European collaboration.

It is expected that U.S. officials will be told that the U.K. is willing to work closely with the U.S. if this becomes either possible or desirable, to avert the danger of too many projects chasing too few orders.

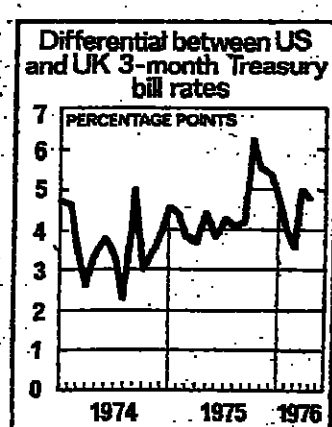
The talks this week are aimed particularly at cementing a major agreement between Rolls-Royce (1971) and Pratt & Whitney on the joint development of a new civil engine, the JT-10D "ten-ton thrust" for the next generation of medium-range airliners.

This engine would be competitive with the existing Franco-U.S. (Sneema-General Electric) CFM-56 engine and would give Rolls-Royce an

THE LEX COLUMN

Leyland's profit in perspective

Index fell 6.2 to 401.0



British Leyland's turnaround from losses of £19.8m. and £56.3m. during the two halves of 1974-75 to profits of £14.3m. pre-tax in the six months to last March has to be put firmly into perspective. A reduction of around 17,000 in the average U.K. workforce, all of which was completed prior to the reconstruction, has had as dramatic an effect on operating costs as the £200m. of equity finance received last October has had on finance charges. Trading losses in Italy and Spain, now eliminated, knocked roughly £7m. out of the first half figures a year ago. And without the fall in sterling, which has turned a modest rise in export volumes into a 34 per cent jump in export values, British Leyland would still only have broken even in the latest period.

So there is still a way to go. However, as a result of the very recent performance of the division the Board has decided to recommend the injection of the £100m. of public money, and it looks as though it will be needed before too long. Major decisions about the spending programme of the car division cannot be suspended indefinitely. And although capital spending actually fell during the six months, and was more or less covered by cash flow, short-term borrowings (which amounted to £248m. before the equity injection) are now moving higher. To judge by the interest charge, they could have totalled very roughly £150m. at the end of the half year.

Part of this reflects the fact that export funding has risen by two-fifths over the last 12 months. But if British Leyland does get up to its production targets, it is plainly going to need a lot more working capital.

on the last 12 months' earnings of 4.4, though the share trade well above current worth of 128p a share. Recent conditions in gilts cannot have been anything like so favourable; as for equities, comparable turnover was 30 per cent down for the whole market. October-March, and the recent trend has stayed poor.

Lonrho/LCW

By its own standards, at least there may be nothing out of the ordinary about Lonrho's decision to buy 29.9 per cent. London City and Westcliffe 22p per share. That represents nearly four times the 1974-75 low, over a fifth more than the market price before the new and a discount of perhaps third on net assets after making allowances for LCW's probable property in Paris. This remains largely unlet, and its likely value of around £750,000, offers, everything hangs on the feeling of the market on Wednesday night. Whatever happens, other local authorities may feel tempted to come to the market after a quiet spell for such issues. With U.S. rates starting to climb corporation treasuries could see less likelihood of significantly lower borrowing costs later in the year.

Akroyd & Smithers

Whatever the truth about rumours that Akroyd and Smithers made a large killing on a block of gilt-edged stock during the Christmas/New Year surge in gilts, it has certainly turned in some impressive figures for the half-year to April 2. Pre-tax profits are £6.39m. (a return of no less than 85 per cent on shareholders' funds in just six months) against £5.66m. in the same period of 1974-75. Akroyd is noted for its willingness to take large positions, especially in gilts — its last accounts, for instance, showed a net bear position on October 3 of over £50m. ahead of a nasty setback in the market on an MLR rise. This ability to get sharp movements in the gilt market right is much envied, but it is nevertheless a high risk policy. And the relatively quiet conditions of the second six months last year produced only £1.65m. pre-tax. Hence a yield at 20 1/2p of around 9 per cent, and a p/e

French Kier

The odds on French Kier survival seemed to have yesterday. Before developments land write-offs of £24m. (making £4.2m. in two years) the group is out of the red for the second half of 1975, and with no further provision ahead of a "modest" profit expected overall in 1976. Last night some outside estimates were pushing up to around £2m. for earnings of, say, 3p a share. Meanwhile, cash flow from the profitable Kier operations and selective disposals have transformed the group balance-sheet. Net borrowings are currently not that much ahead of shareholders' funds at around £18m. over the past year or so. At 14 1/2p a market capitalisation of £64m. compares with the £11m. of taxpayers' money that FK has so far called upon.

Ulster tension rises after weekend killings

BY OUR BELFAST CORRESPONDENT

THE DANGER intensified yesterday of renewed sectarian violence in Ulster, in which 13 people have so far died.

Tension in both communities has been heightened by the reprisal killings which followed the deaths of five members of the Royal Ulster Constabulary. Two more people were killed yesterday.

The largest of the Protestant paramilitary groups, the Ulster Defence Association, broke its week-end silence with an angry statement threatening retaliation against Republican areas because of the Provisional IRA campaign against the police.

It said the "long hot summer" which the Provos had promised for the RUC could work both ways.

Three Provo "battalions," in South Down, East Tyrone and Fermanagh, admitted responsibility for the murders of the policemen, and said their campaign would continue for as long as the Government "tries to foist the RUC upon the community."

The Provos have declared that attacks on the Catholic minority would be met with fierce retaliation.

The greatest danger, according to security forces, seems to lie in the notorious "murder triangle" in east Tyrone. Yesterday gunmen walked into an egg-and-spoon business at Moy and shot dead two Protestant brothers at close range.

The murders brought to six the number of people to die within a five-mile radius of the town since Saturday, including the reserve police constable shot dead at his home at Benburb on Sunday night.

Members of the mainly Roman Catholic Social Democratic and Labour Party who represented the area in the former Constitutional Convention saw Mr. Merlyn Rees, the Northern Ireland Secretary, at Stormont Castle last night to press for urgent action.

Earlier Mr. Rees had cancelled engagements in his Leeds constituency to fly to Belfast for consultations with Gen. Sir David House, the Army commander, and Mr. Kenneth Newman, Chief Constable of the RUC.

He said after the meeting that the Government's policy of seeking to achieve the primacy of the police was not something which could happen overnight. The roles of the RUC and the Army were complementary and could never be the same. It was not his intention to turn the police into a paramilitary force.

He added: "The main reason that the Provisional leadership has ordered attacks on the RUC is that it has no policy other than violence, and fears the success which the police are already having in bringing members of the organisation to justice."

The Provo campaign has switched to the police just as plans are being implemented to give them a greater responsibility in peacekeeping. But while tactics may have to change in the short term, officials at Stormont have indicated that the Government is unlikely to reverse its strategy, which is aimed at eventually reducing troop levels.

Bank loan to shield Bates depositors

BY MARGARET REID AND TERRY WILKINSON

IN AN unusual move, the Bank of England yesterday agreed to provide loan facilities which will protect the depositors of Edward Bates and Sons (Holdings), a merchant bank whose shares were suspended last Thursday pending clarification of its financial position.

The Bank of England, which is to provide standby facilities jointly with the First Arabian Corporation, a minority shareholder in Bates, has also asked leading accountants Price Waterhouse and Co. "to advise and report" on Bates's business.

It is rare, though not unprecedented, for the Bank of England itself to step in with backing for a bank, although it has traditionally been concerned with the welfare of authorised banks, of which Bates is one. The support of this nature, infrequently given in the past has never been publicly disclosed.

However, it was confirmed yesterday that there has been long ago when the Bank had, without announcing it, given help of the type provided to Bates. "There have been cases where banks have been provided with an authorised market to make regular accounting returns, expressed concern at the quality of the company's loan distinguished from the Bank's portfolio and balance sheet.

participation to the extent of 10 per cent in the "life boat" operation, run jointly with the big banks over the past two years, to assist more than 20 concerns hit by the secondary banking crisis.

Yesterday's announcement follows four days of urgent discussions between the Board of Bates, the Bank of England and First Arabian Corporation.

The Bank says that "discussions are continuing with a number of Arab interests on the future course of this bank; meanwhile a standby facility to cover its deposits has been made available by the Bank of England and the First Arabian Corporation."

Bates's deposits total some £60m., of which more than half are believed to be held by Arab interests.

Although the suspension of Bates's shares last Thursday at 20p gave an added urgency to the talks between Bates and the Bank of England, it is understood that discussions have been going on for several weeks at the initiative of the Bank. This followed closely on the end of Bates as an authorised bank where banks have been provided with an authorised market to make regular accounting returns, expressed concern at the quality of the company's loan distinguished from the Bank's portfolio and balance sheet.

Lonrho pays £5.7m. for stake in London City & Westcliffe

BY QUENTIN GUIRDHAM

LONRHO HAS bought 29.9 per cent. of London City and Westcliffe Properties with the intention of making it into "one of the major property vehicles in the country."

London City and Westcliffe and the three companies from which Lonrho has made its £5.7m. cash purchase were formerly controlled by the Williams family, represented by Mr. Harry Landy. Lonrho, more than a fifth of whose shares are in Arab hands, has negotiated to buy the stake through Mr. Alan Wheatley, liquidator of Israel-Whitely Bank (London).

The main part of the holding comes from Sentinel Insurance, which will receive £3.7m. The remaining holdings were split between National Insurance and Guarantee Corp. and Israeli-British. The former Williams interests still hold 6 per cent. of the property company's equity.

Apart from these controlling shareholdings, London City and Westcliffe had been directly involved in the failure of Israel-British, having £2.8m. on loan to the bank. Since the failure, it has cut its dividend to a nominal level.

However apart from one unlet Paris development, London City and Westcliffe has a quite stable portfolio, and during the fall in office values has gained from its interests in residential property, house-building and construction. Its net assets approach £40m.

Lonrho's move into property represents a new field of activity. Its only previous involvement came with negotiations, which failed to buy the empty Centre Point office building in London. Its plan was to use some space as its headquarters, and to let the rest.

Muscle

The company said that Mr. Tiny Rowland had been studying London City and Westcliffe for more than four years. Now that Lonrho had picked a vehicle, he said, Lonrho intended to expand and improve the company to make it a major force in U.K. property.

Lonrho said that it might make a specific contribution to the problem of London City and Westcliffe's £5m. Paris development. Only 3,000 square metres out of 13,000 square metres are let and the project is producing a deficit of £700,000.

Mr. J. H. Lew, managing director of London City and Westcliffe, said that the company had been kept informed of negotiations to sell the major interest in the company. Lonrho, he said, had "enough financial muscle behind them to do nothing but good for shareholders."

Lonrho's purchase of the maximum shareholding short of control was one of the requirements to make a full bid, was made at 22p. London City and Westcliffe shares finished at 19p, up 1p. Lonrho ended at 91p up 4p.

Lonrho's most recent acquisition was a 41 per cent. stake in Combined English Stores and other U.K. purchases have included Volkswagen (G.B.), Balfour Williamson, Armitage Industrial Holdings and London Australian and General Exploration.

Mr. Wheatley of Price Waterhouse, said that the deal represented a major step in freeing the assets of Israel-British Bank (London). Apart from the cash raised by the bank's own holdings, it made the intended sale of control of both Sentinel Insurance and National Insurance, and Guarantee Corporation more attractive.

Through the complex structure of the Williams family interests, Israel-British is entitled to about 50 per cent of the proceeds from these intended sales.

Sentinel's position has been improved substantially, since it has cash in place of a holding which, under the new insurance company regulations, was too large for all of it to be included in the company's asset base for solvency requirements.

Mr. Wheatley is thought to have withstood pressure to allow the sale of the London City and Westcliffe stakes earlier on a piecemeal basis. His tactic of waiting for a single bidder has produced a sizeable profit for the three companies concerned.

Retail sales volume grows by 2 1/2%

BY ANTHONY HARRIS

THE IMPACT of the Budget appears to have been the main reason for a 2 1/2 per cent. rise in retail sales volume between March and April.

The Department of Industry's preliminary estimate of volume reached 108 (1970=100), but any underlying improvement from the depressed levels of the second half of last year appears to be modest — 1 per cent. or a little more.

No details of sales of different classes of goods are available yet. But the department suggests that the reduction of the higher rate of VAT may partly explain the change. Anticipation of a tax cut also appears to have led back sales of consumer durables in March.

Buying of pre-Budget stocks of drink and tobacco will also have increased volume in the month.

The average volume for March and April together, which eliminates some of these distortions, was 106, just over 1 per cent. higher than in the second half of last year. Volume in January and February, at just over 110, was influenced by the unusually buoyant annual sales boom ahead of the delayed season and by the impact of VAT rate, was itself highly

Weather

U.K. TO-DAY
Bright, sunny spells and showers, some heavy.
London, E. Anglia, S.E. England
Rain at first then bright spells.
Wind W., light. Max. 15C (59F).
E., N.E., N.W., S.W. and Cent.
England, Midlands, Wales, Channel Is.
Sunny intervals, showers. Wind W. to S.W., light. Max. 14C (57F).
Lakes, Borders, I. of Man, Edinburgh, Dundee, Aberdeen, S.W. Scotland, Glasgow, Argyll, N. Ireland.
Showers, heavy at times. Bright spells. Wind S.W., moderate. Max. 11-12C (52-54F).
Cent. Highlands, Moray Firth, N.E. and N.W. Scotland, Orkney, Shetland.
Showers, some heavy. Bright spells. Wind S.W., fresh. Max. 9C (48F).
Outlook: Showers or rain. Lighting-up: London 21.15, Manchester 21.37, Glasgow 21.57, Belfast 21.58.

BUSINESS CENTRES

	Yr-to-date	Mid-day		Yr-to-date	Mid-day
Alexandria	C 21	71	Manila	C 21	71
Amsterdam	F 22	72	Medan	F 22	72
Algeria	S 23	73	Moscow	S 23	73
Bahia	S 24	74	Mumbai	S 24	74
Batavia	S 25	75	New York	S 25	75
Bombay	S 26	76	Osaka	S 26	76
Buenos Aires	S 27	77	Paris	S 27	77
Cairo	S 28	78	Perth	S 28	78
Canton	S 29	79	Rangoon	S 29	79
Cebu	S 30	80	San Francisco	S 30	80
Colon	S 31	81	Singapore	S 31	81
Hankow	S 32	82	Sourabaya	S 32	82
Hong Kong	S 33	83	Tokyo	S 33	83
Kobe	S 34	84	Toronto	S 34	84
London	S 35	85	Vancouver	S 35	85
Lyons	S 36	86	Warsaw	S 36	86
Manila	S 37	87	Zurich	S 37	87

HOLIDAY RESORTS

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Continued from Page 1

0.2 from Friday's close, but up from a day's low of 38.2, equal to the lowest level touched in previous falls.

Rising interest rates in New York — provoked partly, ironically enough by indications of the faster wholesale price inflation — were the main factor stimulating demand for the dollar. Bond rates have risen more sharply in New York than money market

مكتبة الأهرام